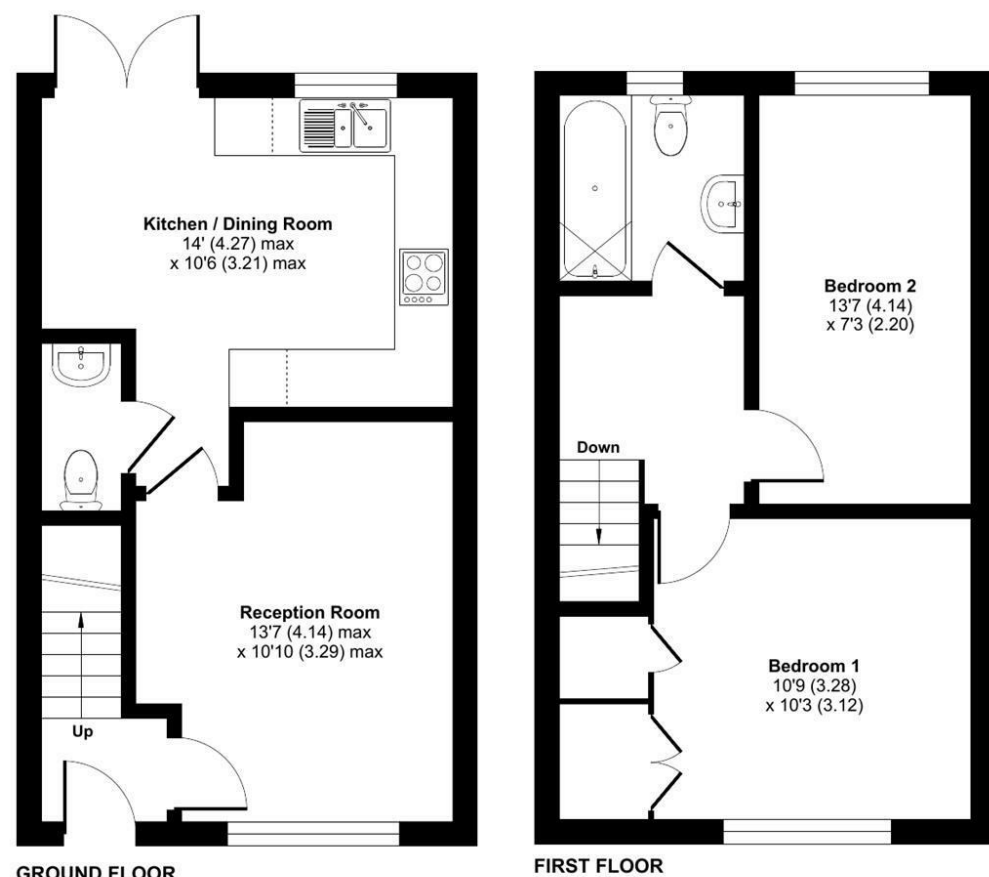


FOR SALE

31 Morlas Meadows, St. Martins, Oswestry, SY11 3FJ



Approximate Area = 690 sq ft / 64.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1302408



FOR SALE

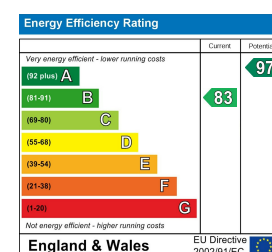
Offers in the region of £195,000

31 Morlas Meadows, St. Martins, Oswestry, SY11 3FJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A modern two-bedroom semi-detached home offering bright and well-designed living space with a private garden and off-road parking. Perfect for first-time buyers, downsizers, or investors looking for a low-maintenance property in a well-connected village location.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com




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01691 670 320


1 Reception
Room/s


2 Bedroom/s


2 Bath/Shower
Room/s



- **Modern two-bedroom semi-detached home**
- **Enclosed rear garden with patio and lawn**
- **Private driveway with off-road parking**
- **Ideal for first-time buyers or downsizers**
- **Popular village location**
- **Energy-efficient design with contemporary finishes**

DESCRIPTION
Halls are delighted with instructions to offer 31 Morlas Meadows in St. Martins.

31 Morlas Meadows is a modern two-bedroom semi-detached home, located on a popular new development in the village of St. Martins. Built to a high standard, this well-proportioned property offers bright and practical living space, ideal for first-time buyers, downsizers or investors.

SITUATION
St Martins has an excellent range of local amenities to include a well known Supermarket, Post office, Public House, Parish Church and excellent Primary and Secondary Schools. The larger centres also of Ellesmere (6 miles) and Oswestry (5 miles) both have a more comprehensive range of amenities of all kinds and are easily accessible by car, as are the county towns of Shrewsbury (23 miles) and Chester (17 miles) which are both accessed by the A5 trunk road.

W3W
///aviation.explored.plodding

DIRECTIONS
From Oswestry, take the A5 northbound towards Wrexham. At the Gledrid roundabout, take the exit onto the B5070 signposted for St Martins. Continue for about a mile, passing St Martins School on your right. Shortly after the school, turn left into Morlas Meadows. Number 31 is located a short distance along on the left-hand side.

SCHOOLING
31 Morlas Meadows is well placed for schooling, with the highly regarded St Martins School just a short walk away, offering education from nursery through to GCSE. Nearby options also include The Marches School in Oswestry for sixth form and Moreton Hall, an independent school in Weston Rhyn.

THE PROPERTY
The ground floor features an entrance hall, a convenient downstairs WC, and a stylish, well-equipped kitchen with dining space and patio doors leading out to a well-maintained rear garden—ideal for entertaining or relaxing outdoors. The kitchen includes modern units and integrated appliances, making it both functional and attractive.

Upstairs are two well-proportioned bedrooms, including a spacious main bedroom with built-in storage, and a modern family bathroom fitted with a sleek suite and contemporary tiling. The layout is bright and practical, offering comfortable living for a range of buyers.

OUTSIDE
Externally, the property benefits from a private driveway providing off-road parking and an enclosed rear garden laid mainly to lawn, with a paved patio area ideal for outdoor dining. The garden enjoys a good degree of privacy and is easily maintained, making it a perfect extension of the indoor living space.

THE ACCOMMODATION COMPRISES:
Ground Floor:

- Entrance hall
 - Downstairs WC
 - Contemporary kitchen with dining area
 - Living room with patio doors to garden
- First Floor:
- Two well-proportioned bedrooms
 - Modern family bathroom
 - Landing with access to loft/storage

GENERAL REMARKS

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY & COUNCIL TAX
We understand the property falls within the jurisdiction of Shropshire County Council. The property is currently banded in Council Tax Band B.

VIEWINGS
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.