

FOR SALE

1 Pleasant Gardens Ellesmere Road, St. Martins, Oswestry, SY11 3BE

GENERAL REMARKS

SERVICES

Mains electricity, water and drainage. Heating via air-source heat pump with internal radiator system. None of these have been tested.

FIXTURES & FITTINGS

- Fitted carpets to lounge, hall, stairs, landing and bedrooms. Choice of colour.
- Fitted luxury vinyl tiles to kitchen/dining room. Choice of colour.
- Choice of Kitchen cupboard door colours.
- EV charging point.

TENURE

The tenure is freehold, and vacant possession will be available upon completion.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

To be confirmed by the Local Authority.

VIEWINGS

Strictly by appointment through the sole selling agents, Halls, Oswestry Office:
Tel: 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.



FOR SALE

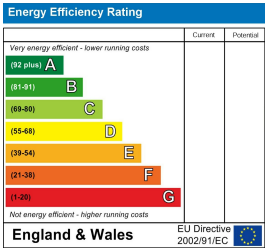
Offers in the region of £329,950

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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



01691 670320

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



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2 Reception Room/s


4 Bedroom/s


2 Bath/Shower Room/s

- Premier four-bedroom detached home in private cul-de-sac
- Open-plan kitchen/dining
- Principal bedroom with ensuite
- Built to high energy-efficiency standards
- Integral garage, private driveway, and enclosed rear garden
- 10-year warranty

DESCRIPTION
A superb four-bedroom detached home positioned at the entrance of the brand new development in St. Martins. Constructed by CGL Construction to exacting standards, this home offers spacious living, an integral garage, and a high level of energy efficiency through air source heating and double glazing.

SITUATION
1 Pleasant Gardens (plot 5) is located within easy reach of village facilities, including a supermarket, local schools and a pub, making it ideal for families. The property is well connected to the larger centres of Oswestry, Ellesmere, and Wrexham, with Gobowen Station providing rail links to Chester and Shrewsbury.

DIRECTIONS
From Oswestry, follow the A5 toward Wrexham and turn off for St Martins. Follow Ellesmere Road into the village and the Pleasant Gardens development will be found on your right. Plot 5 is the first home as you enter.

W3W
///vitality.yield.menu

SCHOOLING
St. Martins School (a combined primary and secondary school) is a short walk from the development. Independent options are available in nearby Oswestry and Ellesmere, including Oswestry School and Ellesmere College.

DIRECTIONS
From Oswestry, follow the A5 toward Wrexham and turn off for St Martins. Follow Ellesmere Road into the village and the new development will be found on your right. Plot 5 is the first home as you enter.

THE PROPERTY
This home is constructed with a traditional brick façade and internal timber framing for insulation efficiency. It includes an open-plan kitchen/dining area, a generous lounge, and four bedrooms including a principal suite with ensuite shower room. The home also benefits from a 10-year structural warranty and thoughtful layout design.

OUTSIDE
The home enjoys an enclosed rear garden ideal for families and pets, while the front features a private driveway and lawned frontage with low-level brick walling. The integral garage is accessed directly from the drive.

- THE ACCOMMODATION COMPRISES:**
- Entrance hallway
 - Downstairs WC
 - Lounge
 - Fitted kitchen and dining area with garden access
 - Four bedrooms
 - Ensuite to the principal bedroom
 - Family bathroom
 - Integral single garage

