

FOR SALE

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

GENERAL REMARKS

SERVICES

Mains electricity, water and drainage. Air source heat pump supplying radiator central heating. 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

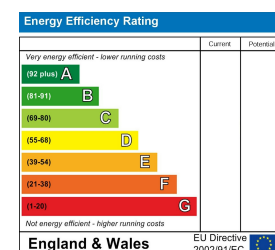
Offers in the region of £269,950

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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



3 Bedroom/s



2 Bath/Shower
Room/s

- Stylish three-bedroom detached new build
- Prime position within a private village development
- Energy-efficient design with air source heating
- Spacious layout with modern kitchen/dining area
- Detached single garage
- 10-year structural warranty

DESCRIPTION

This is a beautifully designed three-bedroom detached home set within the private new development in St. Martins. Constructed by respected local builders CGL Construction, the home combines modern energy efficiency with a practical layout and enclosed garden. The property benefits from a 10-year warranty for peace of mind.

SITUATION

Plot 6 is situated within a short walk of the village centre in St Martins, which offers a strong range of day-to-day facilities including a supermarket, school, pub, and village hall. For broader amenities and rail links, Oswestry, Ellesmere, and Gobowen are all easily accessible by road.

DIRECTIONS

From Oswestry, take the A5 north and turn off toward St Martins. Drive along Ellesmere Road through the village. Pleasant Gardens will be on your right-hand side. Plot 6 is the second home on your right as you enter the development.

W3W

///vitality.yield.menu

SCHOOLING

St. Martins School, offering both primary and secondary education, is a short walk away. A range of private and grammar schools are accessible in nearby towns, including Oswestry School and Ellesmere College.

THE PROPERTY

This home is constructed with brick and timber frame, and is heated via an external air source heat pump. It is fitted with UPVC double glazing throughout and finished to a high modern standard. The spacious layout includes open-plan living areas and three well-proportioned bedrooms.

OUTSIDE

The rear garden is laid to lawn and enclosed by timber screen fencing, ideal for outdoor enjoyment. The front of the property offers a private driveway and landscaped approach, leading to a detached garage.

THE ACCOMMODATION COMPRISES:

Entrance hallway

Cloakroom / WC

Lounge

Open-plan kitchen and dining area

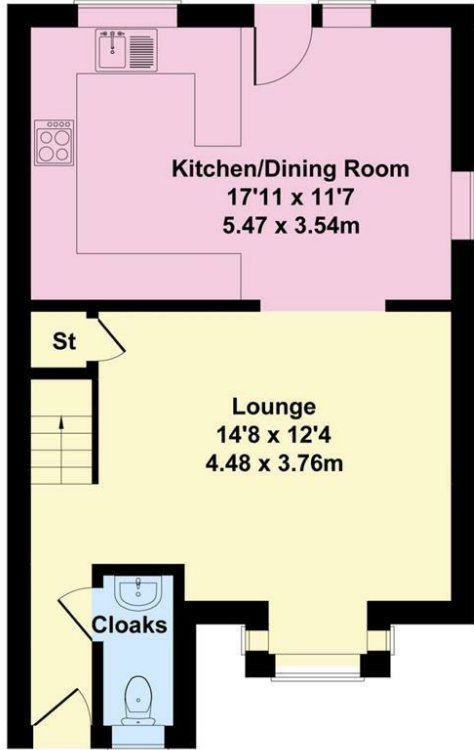
Three bedrooms

Family bathroom

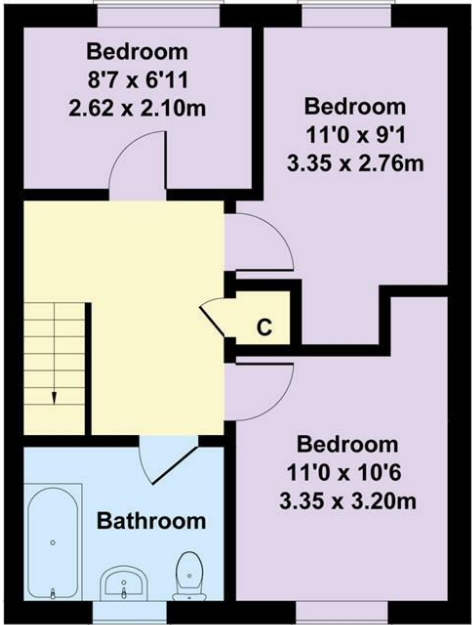
Detached single garage

Type A Mount Pleasant

Approximate Gross Internal Area
914 sq ft - 85 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.