

FOR SALE

24 Hollands Drive, St. Martins, Oswestry, SY11 3FG



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1320209



FOR SALE

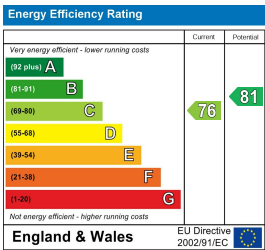
Offers in the region of £299,950

24 Hollands Drive, St. Martins, Oswestry, SY11 3FG

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



This is a beautifully maintained three-bedroom detached home set within a quiet cul-de-sac in the popular village of St Martins. Offering bright and well-balanced accommodation, the property features a spacious lounge, modern kitchen/diner, principal bedroom with en-suite, and a landscaped rear garden, along with a garage and driveway. Ideally suited to families, professionals, or downsizers, this attractive home combines comfort, style, and convenience in a well-connected North Shropshire location.



01691 670320

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 670320

Oswestry – 5 miles, Wrexham – 12 miles, Shrewsbury – 21 miles, Chester – 28 miles (all mileages are approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Immaculate detached home
- Sought-after cul-de-sac position
- Stylish open-plan kitchen/diner
- Spacious lounge with bay window
- Energy-efficient design with double glazing
- Excellent access to village amenities

DESCRIPTION

Halls are delighted to offer this property on Hollands Drive – an immaculately presented and energy-efficient three-bedroom detached home, ideally situated on a popular modern development in the sought-after village of St Martins, just a short drive from Oswestry town centre.

Built to a high standard, this well-maintained property enjoys a quiet cul-de-sac position with off-street parking and a detached single garage. The accommodation is bright and well-balanced throughout, ideal for modern family living.

Offered in excellent decorative order and ready for immediate occupation, the property presents an ideal opportunity for families, professionals, or downsizers seeking a modern and low-maintenance home in a well-connected North Shropshire village.

THE PROPERTY

Internally, the home is presented in excellent decorative order with bright and well-proportioned accommodation throughout. A welcoming entrance hallway gives access to a spacious lounge with feature bay window to the front and French doors opening onto the rear patio—creating a light and inviting living space. The kitchen/diner is a real highlight, fitted with modern grey units, integrated appliances, and ample room for a dining table, making it ideal for everyday living and entertaining alike. The ground floor also benefits from a useful utility cupboard and a guest WC.

Upstairs, the landing leads to three good-sized bedrooms. The principal bedroom enjoys fitted wardrobes and a stylish en-suite shower room. The remaining two bedrooms are well-served by a contemporary family bathroom with a clean, neutral finish.

OUTSIDE

The property occupies a desirable position on a quiet cul-de-sac, with a neat frontage, low-maintenance gravel beds, and wrought-iron fencing. A gated side path leads through to the beautifully landscaped rear garden, which has been carefully designed for ease of upkeep and year-round enjoyment. The garden includes a generous patio area for outdoor dining, attractive borders filled with mature shrubs and flowering plants, and a circular gravelled seating area framed by raised beds.

To the rear, you'll find parking space and access to the single garage with up-and-over door.

DIRECTIONS

From Oswestry town centre, head north on Church Street (B5069), continuing onto Willow Street. Turn right onto Castle Street and follow the B5069 for around 1.9 miles. At Five Crosses, take the second exit to stay on the B5069. Continue through two more roundabouts, taking the second and then third exits respectively, remaining on the B5069. After approximately 2.3 miles, turn left onto Hollands Drive.

W3W

///baguette.trend.earliest

SITUATION

The property is situated in the centre of the popular village of St. Martins, which has an excellent range of local facilities to include a well known Supermarket, Post Office, Public house, Petrol filling station and Primary and Secondary school. The larger centres of Ellesmere (5.5 miles) Oswestry (6 miles) and Wrexham (12 miles) are easily accessible by car, all of which, have a more comprehensive range of amenities of all kinds.

SCHOOLING

A wide range of schooling is available in and around St. Martins, including the well-regarded St. Martins School for ages 3–16. Nearby primary schools include Gobowen, Weston Rhyn, and Criftins

For independent options, Moreton Hall and Oswestry School offer private education from prep to sixth form.

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

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band C.

EPC

Rating -

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.