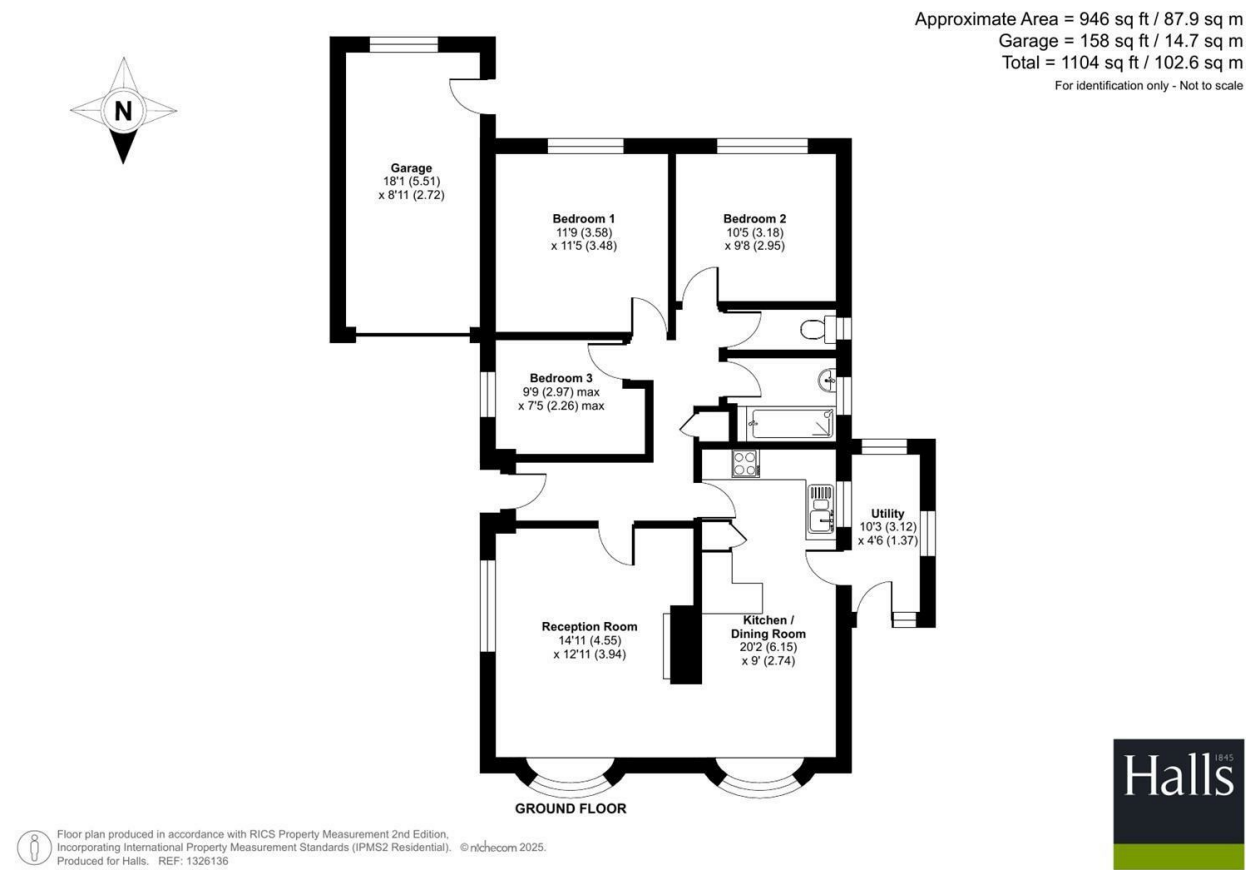


FOR SALE

Kerry Mount Bradford, St. Martins, Oswestry, SY11 3HQ



FOR SALE

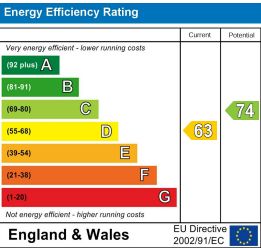
Offers in the region of £325,000

Kerry Mount Bradford, St. Martins, Oswestry, SY11 3HQ

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 well-presented detached bungalow on a quiet residential lane, featuring generous gardens, ample parking and NO ONWARD CHAIN.



01691 670320

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Generous Corner Plot
- Spacious Kitchen/Diner
- Three Bedrooms
- Lovely Gardens Front and Rear
- Quiet Location
- NO ONWARD CHAIN

DESCRIPTION

Halls are delighted with instructions to offer Kerry in Mount Bradford. Tucked away in a peaceful corner of St. Martins, this attractive three-bedroom detached bungalow offers comfortable and practical single-storey living. Set on a wide, gently elevated plot with beautifully maintained gardens to both front and rear, Kerry enjoys a welcoming kerb appeal and a private, secure feel - ideal for those seeking a home in a well-established residential setting.

Inside, the accommodation is bright and well cared for, with a sociable layout that includes a spacious kitchen/diner, a generous front reception room with twin bay windows, and three good-sized bedrooms served by a central bathroom and separate WC. A glazed side door leads through to a particularly useful utility/laundry room and rear lobby.

Outside, the gardens are a true highlight, with a large rear patio ideal for entertaining, a level lawn with mature shrubs and hedging, and a timber garden shed. To the front, a broad driveway provides ample parking and leads to a detached single garage.

DIRECTIONS

From Oswestry, head out along Leg Street and continue for approximately 0.3 miles. Keep left onto Beatrice Street and follow this route for around 1.5 miles. At the roundabout, take the first exit onto the A5 signposted North Wales. Continue along the A5 for roughly 2.6 miles, then take the fourth exit at the roundabout onto the B5070 towards St. Martins. After 1.8 miles, reach another roundabout and take the second exit onto Ellesmere Road (B5068). Follow this for 0.5 miles before turning left onto Mount Bradford Lane. After a short distance, your destination will be on the left-hand side, identified by our For Sale board.

W3W

///preheated.rock.horses

SITUATION

St. Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large food Super Store with pharmacy and Post Office, Primary and Secondary Schools, Church and some Leisure Facilities all of which go to serve the villagers day to day needs. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

SCHOOLING

St. Martins School offers all-through education from primary to secondary and is located just a short drive away. Other nearby primary options include Selattyn C.P. School and Gobowen Primary School, while The Marches School in Oswestry provides a popular secondary alternative. For independent education, Oswestry School, Moreton Hall and Ellesmere College are all within convenient reach.

THE PROPERTY

Step into the property via the central hallway, where the spacious living room is located immediately to your right. Continue straight ahead and you'll arrive at the kitchen/diner at the rear, enjoying views over the back garden. From here, a door leads into the side utility/laundry room, which flows through to the rear lobby and out to the garden. Back in the hallway, the three bedrooms are all found on the left-hand side. Also accessible from the hallway are the family bathroom and a separate WC.

SERVICES

Mains water, electricity, and drainage are understood to be connected. Oil-fired central heating is installed. None of these services 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

The property is currently banded in Council Tax Band C.

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.

