



THE FIRS

ST. MARTINS | OSWESTRY | SY11 3HT





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Oswestry 7 miles | Wrexham 12 miles | Shrewsbury 22.1 miles | Chester 23.9 miles
(all mileages are approximate)

A BEAUTIFULLY REFURBISHED FOUR-BEDROOM DETACHED FAMILY HOME OFFERING APPROXIMATELY 2,500 SQ. FT OF FLEXIBLE LIVING SPACE — PERFECT FOR MODERN FAMILY LIFE

Two reception rooms with brick fireplaces and wood-burners
Chic shaker kitchen with oak worktops, ample storage, and utility room
Large landscaped garden with expansive patio
Characterful features: Beams, oak doors, and neutral décor
Double garage with electric doors and driveway



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Firs is a beautifully refurbished four-bedroom detached family home offering approximately 2,500 square feet of flexible living space — perfect for modern family life. Combining the charm and character of a traditional barn conversion with stylish contemporary finishes, this home delivers both warmth and sophistication. The spacious reception rooms provide ample space for family gatherings and entertaining, while the modern kitchen and utility area offer practical convenience.

Outside, the detached double garage and private landscaped garden complete the picture, offering secure parking and a peaceful outdoor sanctuary. Ideally positioned for growing families, The Firs balances a tranquil setting with easy access to local amenities and schools, making day-to-day life effortless.

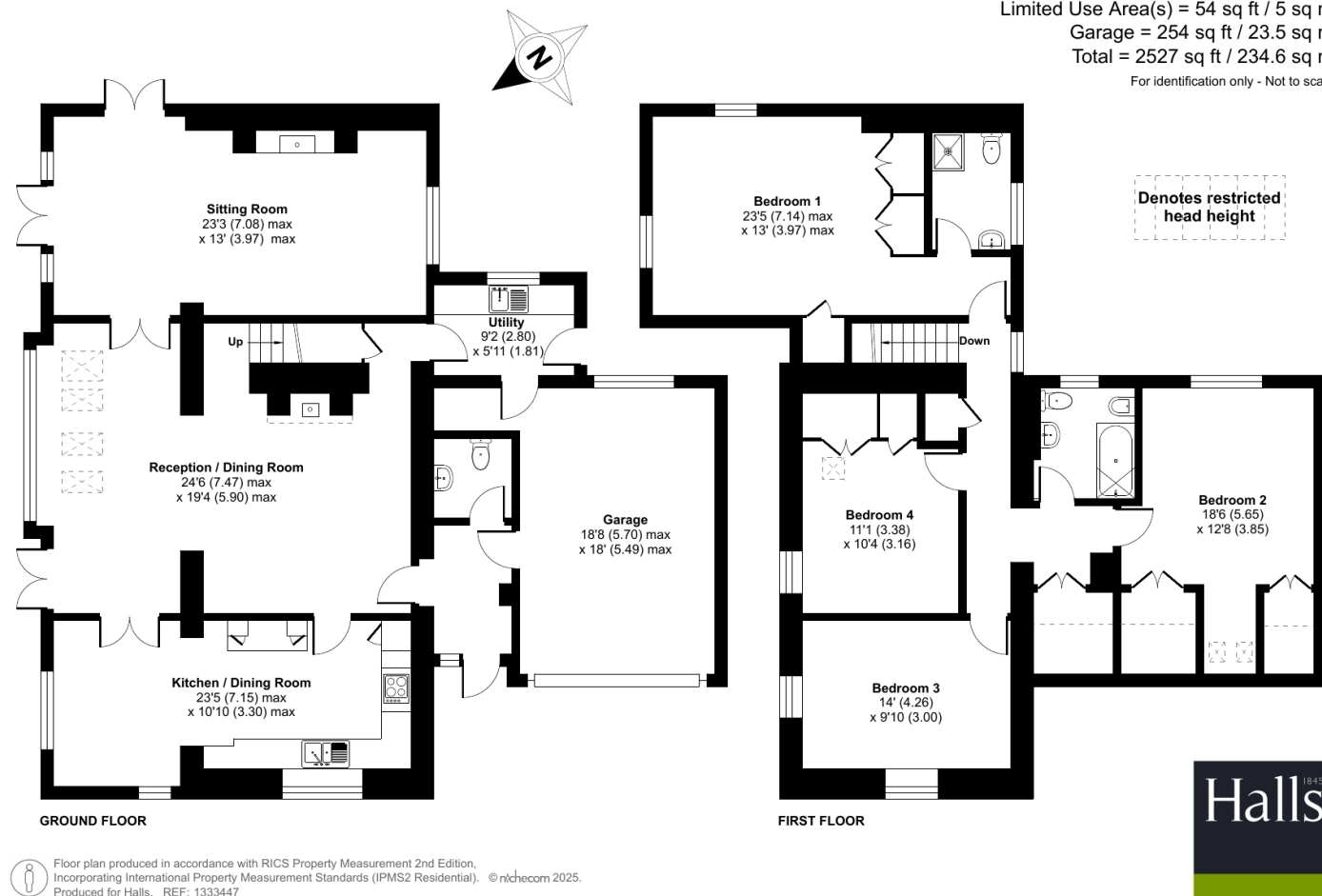
SITUATION

Nestled in a quiet cul-de-sac within the sought-after village of St. Martins, The Firs offers a peaceful environment ideal for family living. Enjoy the convenience of nearby shops, supermarkets, pubs, and well-regarded schools, while the market town of Oswestry — just a short drive away — provides a wider range of retail, leisure, and transport options.

Excellent road links via the A5 and A483 ensure stress-free commuting to surrounding towns and cities, giving you the best of rural charm with urban accessibility. For outdoor enthusiasts, scenic countryside walks and recreational activities are just moments from your doorstep.

PROPERTY

Step into a welcoming hallway that sets the tone for the rest of the home's spacious and light-filled interior. The sitting room, with its exposed wooden beams and inviting brick fireplace housing a wood-burning stove, creates a cosy retreat — ideal for relaxing evenings or



intimate family moments. Adjacent, the bright dining/reception room features French doors opening onto the garden, seamlessly extending your living space outdoors for effortless entertaining or family fun. The modern kitchen boasts ample cabinetry, integrated appliances, and durable tiled flooring, while the adjoining utility room provides extra workspace and convenient garden access, making household tasks simpler and more efficient.

Upstairs, four generously sized bedrooms offer comfortable and private retreats for every family member. The master suite includes built-in wardrobes and a sleek en-suite shower room, offering a personal space to unwind. A stylish family bathroom completes the accommodation, designed with contemporary fixtures to meet the needs of a busy household.



OUTDOORS

The Firs benefits from a detached double garage with remote-controlled electric doors, providing secure parking and storage for vehicles or hobbies. The large driveway offers ample space for multiple vehicles, perfect for family, guests, or work-from-home professionals with company vehicles.

GARDENS

The rear garden is a private, beautifully landscaped haven featuring paved patios, mature shrubs, and a well-kept lawn — ideal for children's play, outdoor dining, or simply relaxing in a tranquil setting. This generous garden space truly enhances family life, offering flexibility for both activity and quiet enjoyment.

SCHOOLING

Within the village is the well-regarded St. Martins School (ages 3–16), offering nursery, primary, and secondary education.

Further afield, a wide selection of highly rated schools are accessible including Moreton Hall, Oswestry School, The Marches, and Ellesmere College.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, gas and and electric. Drainage is provided to a private system. None of these have been tested.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

EPC

Rating - TBC



DIRECTIONS

W3W: [///strays.described.tasters](#)

From Oswestry, head north on the A5 towards Wrexham. Upon entering St Martins, pass Stans Superstore on your left. At the mini roundabout, take

the second exit onto Ellesmere Road. Follow this road and turn right into Firs Close. The property is situated towards the end of the cul-de-sac on the right, clearly marked by a For Sale board.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



