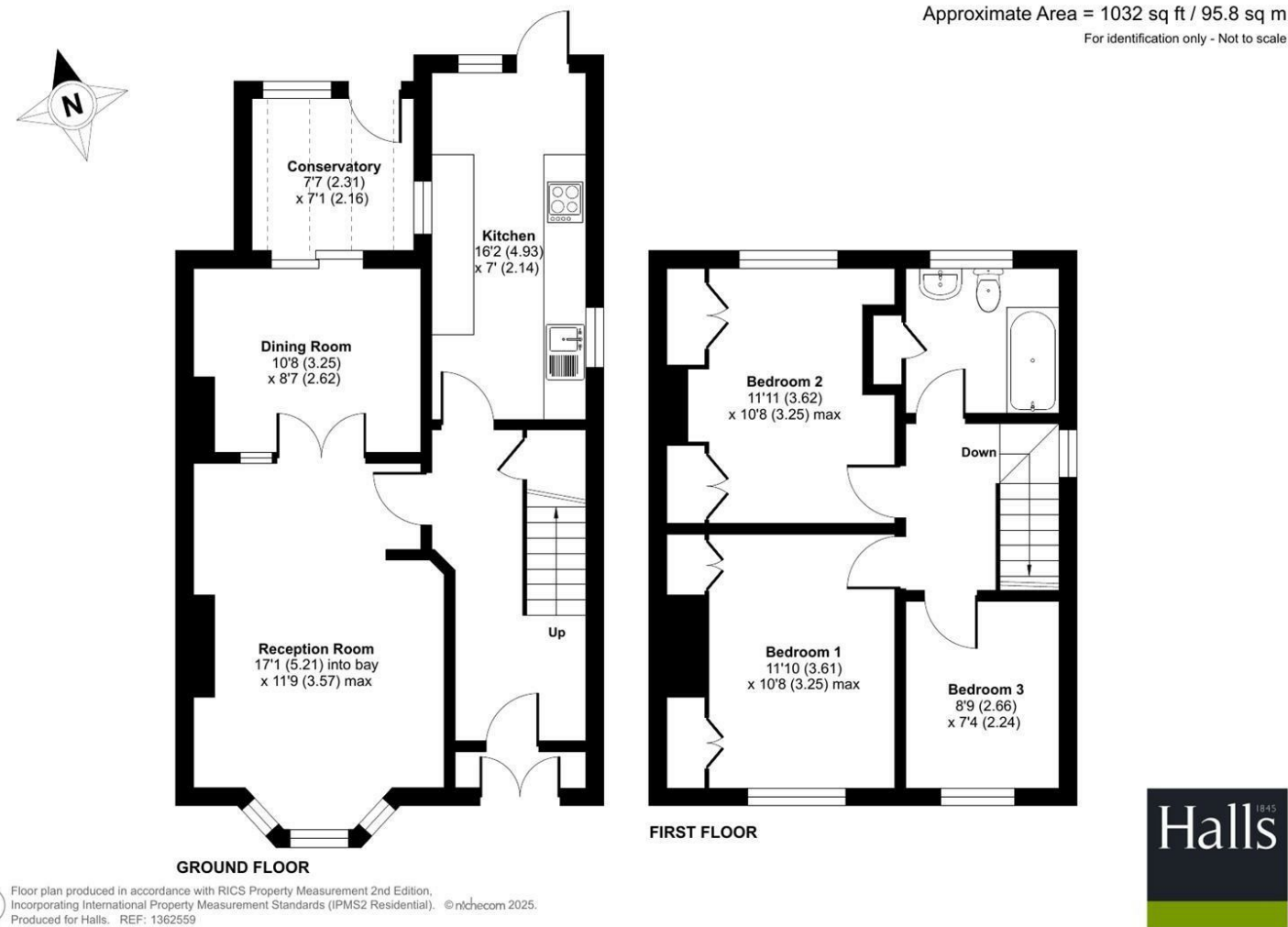


FOR SALE

34 Garden Village, St. Martins, Oswestry, SY11 3AX



FOR SALE

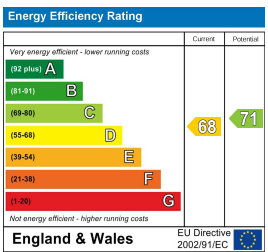
Offers in the region of £225,000

34 Garden Village, St. Martins, Oswestry, SY11 3AX

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-proportioned three-bedroom semi-detached home in a popular area of St Martins, offering two reception rooms, a conservatory, and a large rear garden overlooking the playing fields. Driveway parking for two vehicles and convenient access to village amenities and schools.



01691 670320

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



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Well-proportioned three-bedroom semi-detached home in a popular residential area
- Two generous reception rooms plus a bright rear conservatory
- Private driveway to the front providing parking for two vehicles
- Excellent-sized rear garden with lawn, patio
- Within easy walking distance of local schools, shops, and village amenities

■ Ideal home for families or first-time buyers

DESCRIPTION

34 Garden Village is a well-proportioned three-bedroom semi-detached home, pleasantly situated in a popular and established residential area of St Martins. The property offers spacious and versatile accommodation, ideal for families or first-time buyers alike.

Internally, the ground floor comprises two generous reception rooms providing excellent living and dining spaces—one featuring a charming log-burning stove—together with a well-equipped kitchen and a conservatory to the rear, enjoying pleasant views over the garden. Upstairs, there are three spacious bedrooms and a modern family bathroom, with the property benefitting from A-rated energy-efficient glass throughout, enhancing insulation and comfort.

Externally, the property benefits from solar panels, a large rear garden with a useful storage shed, and a well-established vegetable patch, all backing onto St Martins playing fields, creating a lovely open outlook. To the front, there is a private driveway providing parking for two vehicles.

A superb opportunity to acquire a family home with excellent outside space, energy-efficient features, and scope for further enhancement, conveniently positioned for local schools, shops, and amenities within the village.

OUTSIDE

The property benefits from an excellent sized rear garden, mainly laid to lawn with a selection of mature trees, shrubs, and a well-tended vegetable patch. A large timber shed provides useful storage or workshop space. The garden enjoys an attractive open outlook over St Martins playing fields, offering a pleasant sense of space and privacy.

To the front, there is a private driveway providing parking for two vehicles together with a small garden area which could be adapted further if desired. Side access leads to the rear garden.

DIRECTIONS

From Oswestry take the A5 north towards Wrexham and at the Gledrid roundabout take the second exit onto the B5070 signposted St. Martins. Continue into the village and at the mini roundabout turn left. Follow the road through the centre of the village and turn right into Garden Village, where the property will be found on the right-hand side.

W3W

What3Words:///sunset.done.steady

SITUATION

34 Garden Village enjoys a convenient position within the popular North Shropshire village of St. Martins. The village provides an excellent range of day-to-day amenities including a supermarket, post office, public house, medical centre, primary and secondary school, and a variety of local shops. The larger centres of Oswestry, Ellesmere and Wrexham are all within easy driving distance, each offering a more comprehensive range of shopping, leisure and educational facilities. Road links are good with the nearby A5/A483 providing direct access to Shrewsbury, Chester and the motorway network, whilst rail services are available from Gobowen Station.

SCHOOLING

The property is well served by local schooling. St. Martins offers a combined primary and secondary school with sixth form provision, together with a nursery. A wider choice of primary and secondary education is available in nearby Oswestry, Ellesmere and Wrexham, including well-regarded state and independent schools.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage, together with gas fired central heating.

TENURE

We understand the property is freehold and will be offered with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
Tel: 0345 678 9000.

COUNCIL TAX

Shropshire Council – Council Tax Band B.

VIEWINGS

By appointment only through the sole selling agents, Halls, Oswestry office.
Tel: 01691 670 320.
Email: oswestry@halls.gb.com

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.