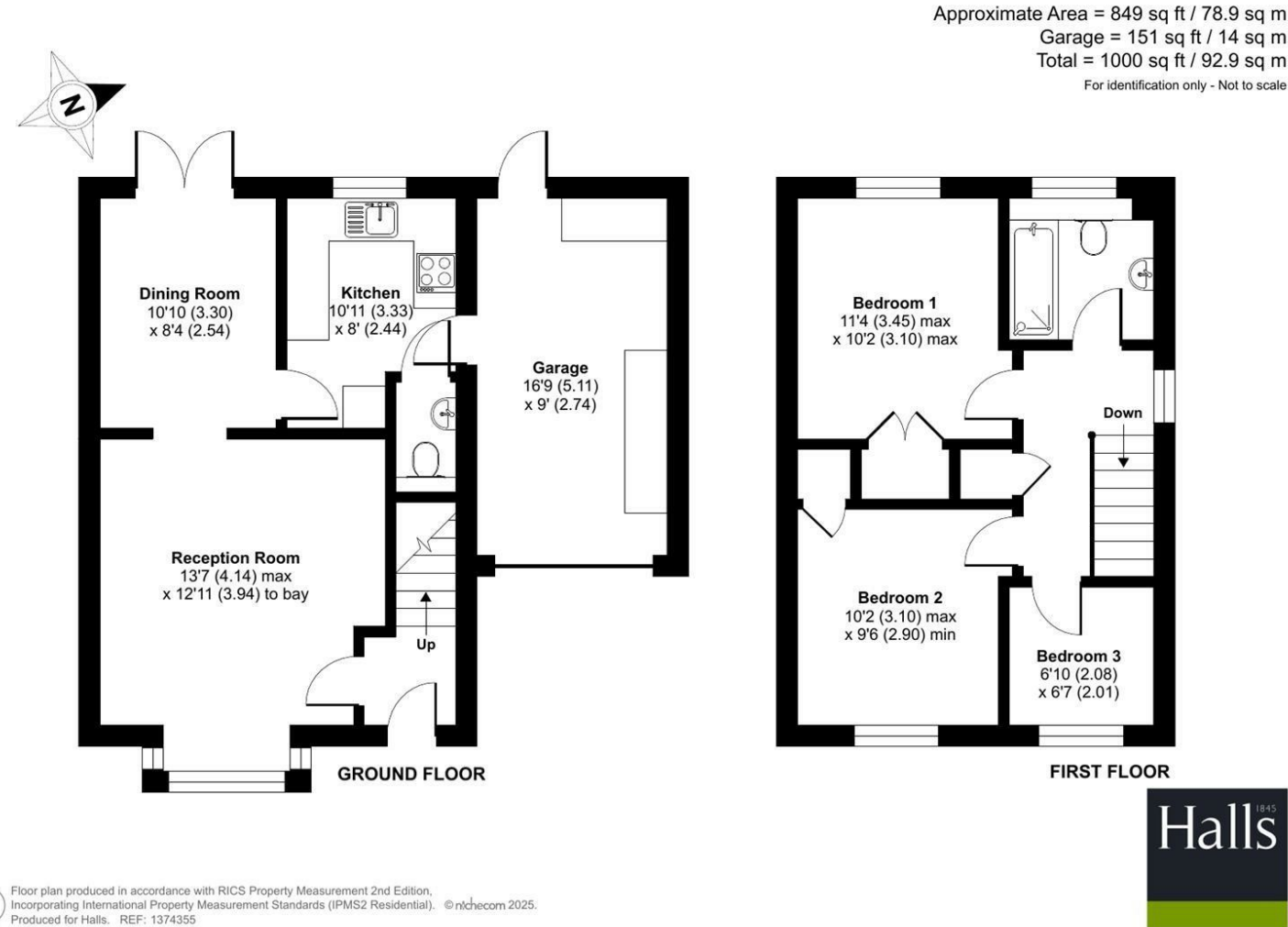


FOR SALE

11 Poplar Close, St. Martins, Oswestry, SY11 3QJ



FOR SALE

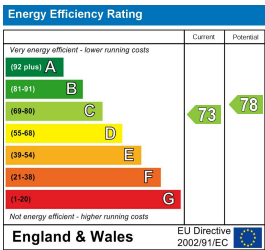
Guide Price £250,000

11 Poplar Close, St. Martins, Oswestry, SY11 3QJ

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 three-bedroom link-detached home set within a quiet cul-de-sac in the heart of St Martins, offering bright accommodation, a low-maintenance garden and driveway with garage, all within easy reach of village amenities and transport links.



01691 670320

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



onTheMarket.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Well-presented three-bedroom link-detached family home**
- **Quiet cul-de-sac position in a popular village location**
- **Dining room with French doors to the rear garden**
- **No onward chain**
- **Ideal for first-time buyers, families or downsizers**

DESCRIPTION

Halls are delighted to offer 11 Poplar Close, a well-presented three-bedroom detached home tucked away within a quiet cul-de-sac in this popular village location. The property offers bright, well-planned accommodation with a private rear garden and integral garage, making it an ideal choice for families, first-time buyers, or those seeking a move to a conveniently placed village.

The ground floor comprises a welcoming entrance hall with cloakroom, a generous reception room featuring a bay window, and a separate dining room with French doors opening to the rear garden. The kitchen is fitted with a range of units and enjoys a pleasant aspect over the garden. The integral garage offers excellent storage potential or scope for conversion (subject to the necessary consents).

To the first floor are three bedrooms, including a well-proportioned principal bedroom and two further bedrooms, served by a family bathroom.

Outside, the property benefits from a brick-paved driveway providing ample parking and access to the garage. The rear garden is attractively arranged with a paved patio, seating areas, established shrubs and hedging, and useful garden storage—ideal for low-maintenance outdoor living.

Situated within walking distance of village amenities, schooling and transport links, 11 Poplar Close offers comfortable modern living in a peaceful and convenient setting.

OUTSIDE

The property is approached over a smart brick-paved driveway providing ample off-road parking and access to the integral single garage. A pathway leads to the side of the property, offering gated access to the rear garden.

The rear garden has been attractively hard-landscaped for ease of maintenance, featuring an extensive block-paved patio ideal for outdoor dining and entertaining. Neatly shaped hedging, established shrubs and seasonal planting add colour and privacy, with additional space for garden seating. There is a useful storage shed and fenced boundaries providing a secure and enclosed setting, making it a practical and enjoyable outdoor space.

DIRECTIONS

From Oswestry, take the A5 towards Wrexham and continue for approximately 5 miles. At the Gledrid roundabout, take the third exit onto the B5070 towards St Martins. Continue into the village and proceed past the shopping facilities. Turn left onto Moors Bank and follow the road before taking the second left into Poplar Close. Follow the cul-de-sac around, and number 11 will be found towards the head of the close on the left-hand side.

W3W

What3Words:///exonerate.notched.multiples

SITUATION

11 Poplar Close enjoys a peaceful cul-de-sac position within the popular village of St Martins, which offers an excellent range of local amenities including the well-regarded St Martins School (through school to age 16), a supermarket, post office, pharmacy, and a selection of local shops. The village also benefits from a community centre, church, and regular public transport links.

St Martins is conveniently placed for access to the nearby towns of Oswestry, Chirk and Ellesmere, while the A5 provides excellent road links towards Wrexham, Shrewsbury and the wider region. The area is surrounded by attractive countryside, with nearby walks along the Llangollen Canal and access to numerous outdoor leisure activities.

SCHOOLING

St Martins is served by the well-regarded St Martins School, a through school providing education from primary age up to 16, located within easy reach of the property. A wider choice of primary and secondary schooling is available in the nearby towns of Oswestry, Ellesmere and Chirk, including The Marches School, Oswestry School (independent) and Moreton Hall (independent girls' school). Regular bus routes operate locally, offering convenient access to surrounding schools and colleges.

SERVICES

We understand that the property is connected to mains water, electricity, drainage and gas. Gas-fired central heating. Interested parties are advised to make their own enquiries regarding the adequacy and provision of services.

TENURE

We understand that the property is freehold.

LOCAL AUTHORITY

We understand the property is freehold, although prospective purchasers should confirm this with their solicitor during pre-contract enquiries.

COUNCIL TAX

Council Tax Band – B (Shropshire Council). Prospective purchasers should satisfy themselves with the local authority.

VIEWINGS

Strictly by appointment through the selling agents, Halls Estate Agents, Oswestry Office.
Tel: 01691 670 320.

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.