

**GENERAL REMARKS****FIXTURES & FITTINGS**

- Fitted carpets to lounge, hall, stairs, landing and bedrooms. Choice of colour.
- Fitted luxury vinyl tiles to kitchen/dining room. Choice of colour.
- Choice of Kitchen cupboard door colours.
- EV charging point

**SERVICES**

Mains electricity, water, and drainage. Heating is via an air-source heat pump serving internal radiators. None of these have been tested.

**TENURE**

The tenure is freehold, and vacant possession will be available upon completion.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

To be confirmed by the Local Authority.

**VIEWINGS**

Strictly by appointment through the sole selling agents, Halls, Oswestry Office:  
Tel: 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.



FOR SALE

Offers in the region of £315,000

3 Pleasant Gardens, Ellesmere Road, St. Martins, Oswestry, SY11 3BE

**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.



01691 670320

**Oswestry Sales**  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: [oswestry@hallsgb.com](mailto: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 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.



2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- Premier four-bedroom detached home in private cul-de-sac
- Open-plan kitchen/dining with garden access
- Principal bedroom with ensuite
- Built to high energy-efficiency standards
- Integral garage, private driveway, and enclosed rear garden
- 10-year warranty

**DESCRIPTION**

A striking four-bedroom detached family home located at the head of the brand new cul-de-sac in St. Martins. Offering an integral garage, enclosed rear garden, and energy-efficient specification including air source heating, this high-quality new build from CGL Construction. Ideal for buyers seeking modern comfort and village convenience in a peaceful setting.

**SITUATION**

Set at the end of this exclusive private development, the property enjoys a quiet position while being just minutes from the centre of St. Martins village. Local amenities including shops, a primary and secondary school, and public house are all within walking distance. The market towns of Oswestry and Ellesmere are nearby, with railway links available from Gobowen.

**DIRECTIONS**

From Oswestry, follow the A5 north and exit toward St Martins. Continue along Ellesmere Road through the village. The development is on your right. Plot 7 is the final property at the far end of the private estate road.

**W3W**

///vitality.yield.menu

**SCHOOLING**

St. Martins School, offering a combined primary and secondary education, is within walking distance. Prestigious independent schools including Moreton Hall, Oswestry School, and Ellesmere College are within easy reach.

**THE PROPERTY**

This new home features a modern design with brick and timber frame construction, UPVC double glazing, and energy-efficient air source heating. The layout offers flexible living with spacious reception areas, four bedrooms, and high-specification bathrooms.

**OUTSIDE**

Occupying a private corner plot, the property features an enclosed rear garden with lawn and paved patio, perfect for family life or outdoor entertaining. A private driveway provides off-road parking and access to the integral garage.

**THE ACCOMMODATION COMPRISES:**

Entrance hallway

Cloakroom / WC

Lounge

Kitchen / dining area with access to garden

Four bedrooms

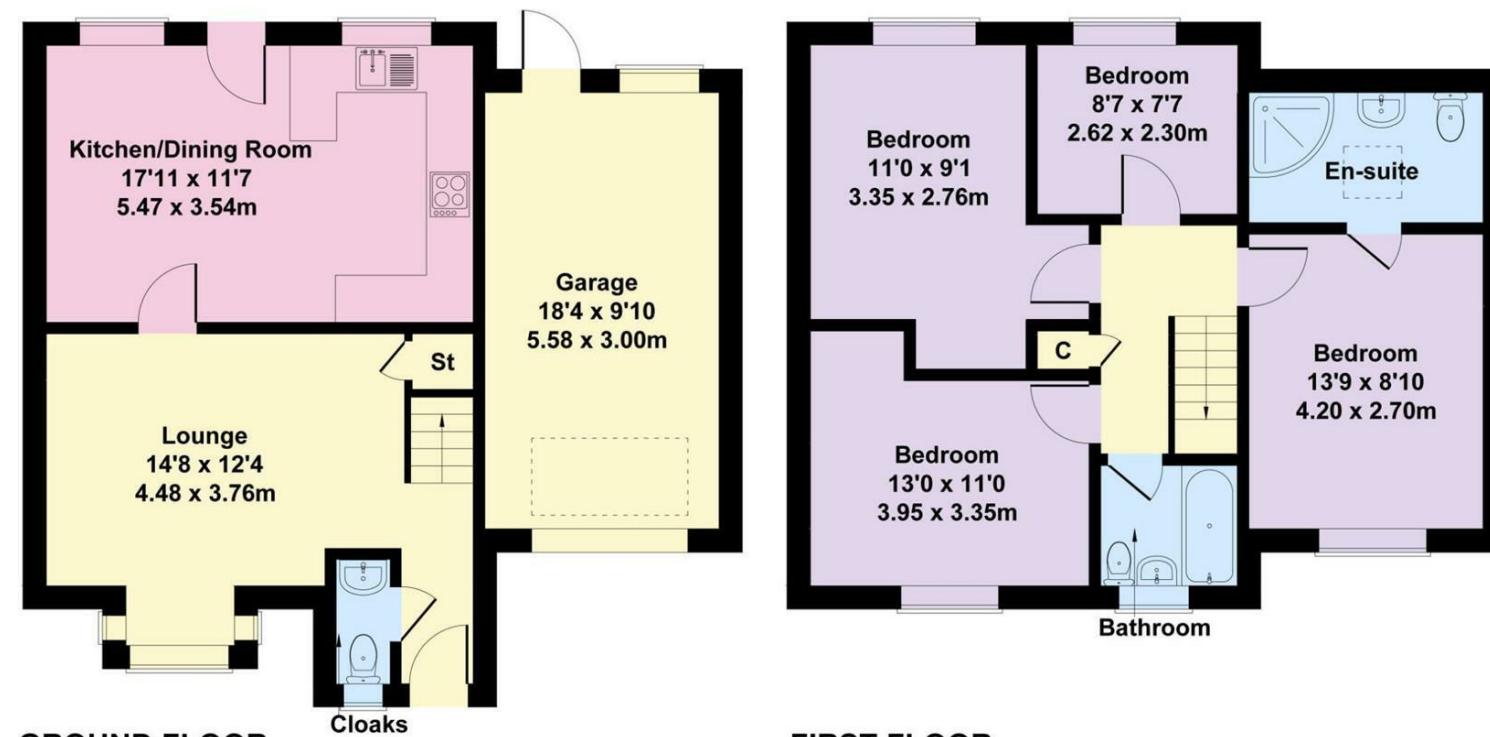
Family bathroom

Ensuite to principal bedroom

Integral single garage

**Type C Mount Pleasant**

Approximate Gross Internal Area  
1227 sq ft - 114 sq m

**GROUND FLOOR****FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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