

BOWEN

PROPERTY SINCE 1862



Asking Price £200,000

Jessamine Cottage, 13 Baytree Close,
St. Martins, Oswestry, SY11 3QQ

🏠 3 Bedrooms

🚿 1 Bathroom

Jessamine Cottage, 13 Baytree Close, St. Martins, Oswestry, SY11 3QQ



General Remarks

A modern three bedroom detached property situated in a quiet cul-de-sac location in the popular village of St Martins. The property was constructed in 2018 and provides for well planned living accommodation alongside private rear gardens and off road parking. There is gas fired central heating throughout and uPVC double glazing. The large Kitchen/Dining Room is a notable feature and links well with the rear gardens alongside the ground floor reception rooms. The property is sold with no onward chain and early inspection is highly recommended.



Bowen are delighted with instructions to offer Jessamine Cottage in St Martins for sale by private treaty. This well designed three bedroom detached property occupies a quiet location within the village and provides easy access to the countryside nearby. There are two reception rooms which supplement the Kitchen/Diner while the first floor bedrooms are all good sized.

Location: The property is situated within an established residential development in the popular village of St Martins. The village itself has an excellent range of shops and amenities including primary/secondary school, supermarket, post office, public houses and a number of local shops. The village is well located for access onto the A5/A483 providing direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Accommodation

A part glazed door at the front of the property leads into:

Hall: Staircase to first floor landing, radiator and door off to:

Living Room: 13' 5" x 11' 4" (4.08m x 3.45m)
Radiator, TV point, understairs cupboard and door to:

Kitchen/Dining Room: 16' 4" x 12' 11" (4.99m x 3.93m) - includes cloakroom Modern range of fitted base/eye level wall units with worktops

over and inset 1.5 bowl stainless steel sink/drain. Integrated electric oven and hob with extractor hood over. Integrated fridge and freezer. Space/plumbing for washing machine, cupboard housing 'Baxi' gas fired boiler, glazed doors to rear gardens, radiator and doors off to:

Study: 12' 6" x 7' 8" (3.82m x 2.34m) Radiator and telephone point.

Cloakroom: Low level flush w.c., wash hand basin and extractor fan.





Staircase to first floor and landing: Access to loft space, fitted storage cupboard and doors off to:

Bedroom 1: 13' 4" x 11' 3" (4.07m x 3.44m) max Radiator and built in wardrobe.

Bedroom 2: 12' 7" x 7' 8" (3.83m x 2.34m) Radiator and 'Velux' window.

Bedroom 3: 9' 6" x 9' 0" (2.89m x 2.75m) Radiator.

Bathroom: 8' 5" x 7' 1" (2.57m x 2.17m) Suite comprising panel bath, separate shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Heated towel rail and extractor fan.

Agent's Note: Please note that in accordance with the Estate Agents Act we wish to notify prospective purchasers the Vendors are connected to persons at Bowen Son and Watson with Kent Jones.

Outside: At the front of the property is a parking area providing two spaces which is bordered by flowering beds and hedges. A pedestrian gate provides access to the rear garden which is mainly laid to lawn with a gravelled bin storage area and paved patio which adjoins the property.

EPC Rating: EPC Rating - Band 'B' (83).

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

Directions: From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Continue into the village to the mini roundabout (by Stans Superstore). Take the second exit onto Ellesmere Road and proceed on this road before turning left onto Coopers Lane. Turn left into Baytree Avenue and then left again into Baytree Close. Follow the road around to the right and the property will be identified on your left hand side.





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