

BOWEN

PROPERTY SINCE 1862



Asking Price: £165,000

49 Cherry Tree Drive, St. Martins, Oswestry
SY11 3HX

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A 2 Bedroom Semi-Detached Property situated within a popular residential area within easy walking distance of the shops and amenities of St Martins. The living accommodation comprises: Porch, Lounge/Dining Room, Kitchen, 2 Bedrooms and Family Bathroom. Externally the property has well maintained gardens to front and an enclosed garden to rear. Ample off road parking and a car port. The property benefits from uPVC double glazing and gas central heating.

Location: The property is situated close to the centre of 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.

Accommodation

Part Glazed uPVC door into:

Porch: Wood effect flooring and door into:

Living/Dining Room: 17' 8" x 11' 7" (5.39m x 3.53m)
Electric fireplace with tiled surround and TV mount above, TV and telephone points, 2 vertical radiators, stairs to first floor landing, access to under stairs cupboard and door into:

Kitchen: 11' 7" x 8' 5" (3.53m x 2.56m) Modern range of fitted base/eye level wall units with worktops over and stainless steel sink/drain, integrated electric oven, 4 burner gas hob with extractor hood over. Space and plumbing for washing machine and fridge freezer. Tiled floor, part tiled walls. Worcester gas fired boiler and part glazed uPVC door to covered car port at side.

Stairs to first floor landing. Airing cupboard, access to loft space and doors off to:

Bedroom 1: 11' 7" x 11' 5" (3.54m x 3.48m max)
Radiator.

Bedroom 2: 11' 7" x 8' 2" (3.54m x 2.49m) Radiator.

Bathroom: 6' 6" x 5' 7" (1.97m x 1.69m) Suite comprising panel bath with Triton electric shower over, pedestal wash hand basin and low level flush WC, tiled walls, wood effect flooring and radiator.

Outside: To the front of the property is a lawned area and a driveway leading to the carport. To the rear is an easily maintained enclosed garden featuring a paved seating area, access to covered car port.

EPC Rating 64|D

Council Tax Band 'A'

Tenure : We are informed that the property is freehold subject to vacant possession on completion.

Local Authority: Shropshire Council.

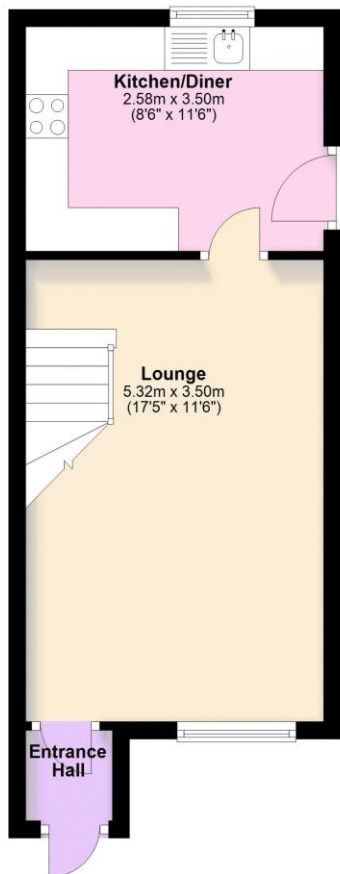
Directions: From Oswestry take the A5/A483 in the direction of Wrexham before taking the fourth exit at the Gledrid roundabout signposted St Martins. Continue to the next roundabout taking the first exit onto Overton Road. Follow the road ahead past Stans Superstore and take the third exit at the mini roundabout on to Green Lane. Take the first turning left on to Cherry Tree Drive where the property can be found on the Left, just after the turning for Hawthorn Close on the left.





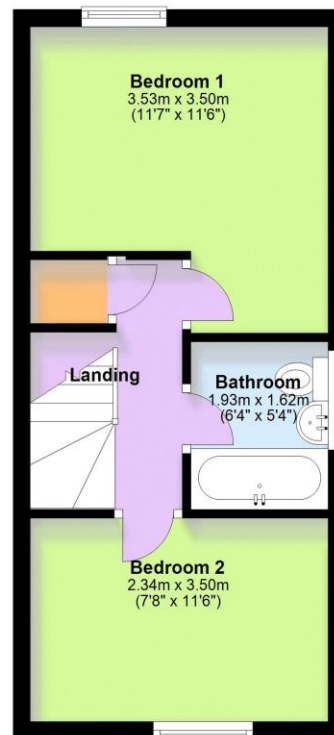
Ground Floor

Approx. 29.2 sq. metres (314.2 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 57.2 sq. metres (615.8 sq. feet)

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.