

BOWEN

PROPERTY SINCE 1862



Offers in the region of £194,950

18 Ifton Fields, St. Martins, Oswestry,
Shropshire, SY11 3LU

🏠 3 Bedrooms

🚿 1 Bathroom

18 Ifton Fields, St. Martins, Oswestry, Shropshire, SY11 3LU



General Remarks

A well presented and much improved three bedroom end of terrace property, situated in a quiet corner plot location within this residential development close to the centre of St Martins and near all amenities. The property includes a modern well appointed Kitchen and modern Bathroom, while the accommodation is warmed by gas fired central heating. There is ample off road parking and the gardens are deceptively spacious with a large patio at the side, ideal for entertaining. Early inspection is highly recommended by the selling agent.

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

Covered Entrance Porch: With part glazed uPVC door into:

Hall: Wood effect flooring, radiator, stairs to first floor landing, telephone point and door off to:

Living Room: 14' 5" x 13' 1" (4.39m x 3.98m) max
Radiator, understairs storage cupboard, TV point and door to:

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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.

Kitchen/Diner: 16' 2" x 9' 4" (4.94m x 2.85m)
Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven and separate hob with extractor hood over. Integrated fridge and freezer. Space/plumbing for washing machine, tiled floor, part tiled walls, radiator, cupboard housing 'Worcester' gas fired boiler and glazed sliding door to gardens.

Stairs to first floor & landing: Access to loft space and airing cupboard with radiator/slatted shelving. Doors off to:

Bedroom 1: 12' 0" x 9' 2" (3.65m x 2.79m) Built in wardrobe and radiator.

Bedroom 2: 9' 5" x 9' 1" (2.87m x 2.78m)
Radiator and built in storage cupboard.

Bedroom 3: 8' 10" x 6' 9" (2.69m x 2.07m) max
Radiator and over stairs platform.

Bathroom: 6' 9" x 6' 3" (2.06m x 1.91m) Modern suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls, vinyl flooring, heated towel rail and extractor fan.





Outside: The property is approached via a large driveway which offers ample off road parking. This leads to extensive slate chipped beds to the side and a raised paved entertaining area, which is a most notable improvement made by the current vendors. To the rear is an additional paved patio and the gardens are bordered by timber fencing.

EPC Rating: EPC Rating - Band 'C' (74).

Council Tax Band: Council Tax Band - 'B'.

Local Authority: Shropshire County Council.

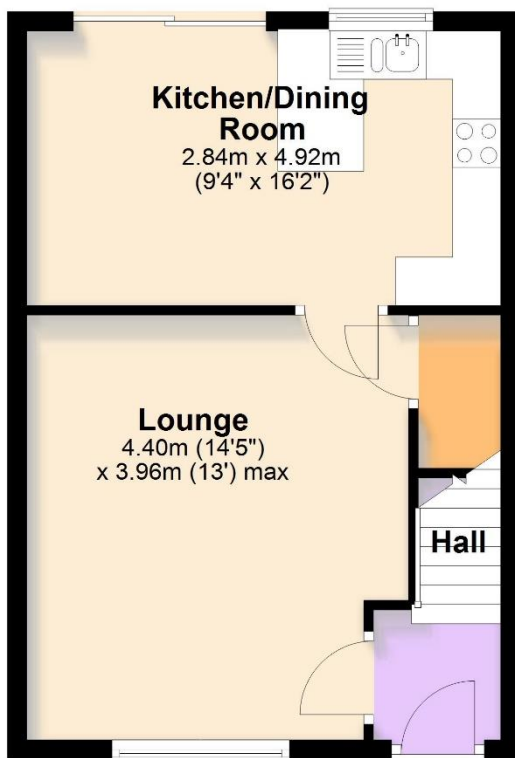
Tenure: We are informed that the property is freehold, subject to vacant possession on completion.

Directions: From the A5/A483 Gledrid roundabout take the fourth exit signposted St Martins. Continue on this road bearing left at the mini roundabout in front of the School and into the village center. Take the turning right into Ifton Fields and the property will be found in the far corner of the cul-de-sac on the right hand side.



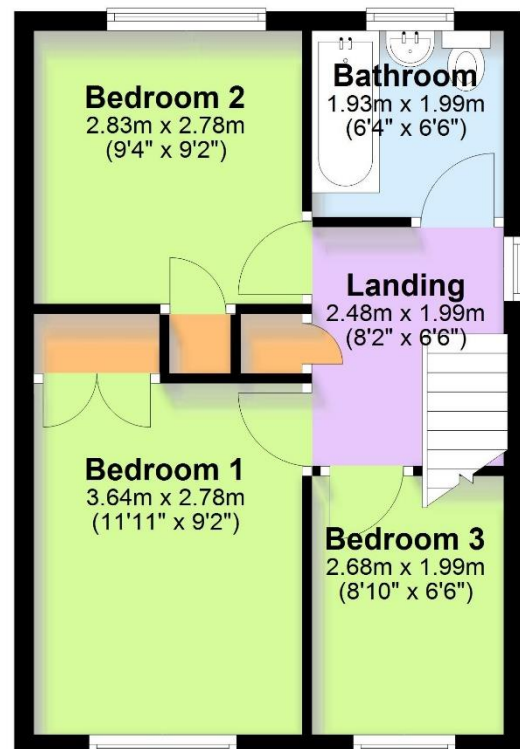
Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.

Plan produced using PlanUp.

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