

BOWEN

PROPERTY SINCE 1862



Offers in the region of £225,000

27 Garden Village, St. Martins, Oswestry,
Shropshire, SY11 3AU

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A spacious three bedroom semi detached property situated in this much sought after residential area with aspects onto open countryside at the rear. The property has been well maintained by the current owner and includes off road parking provision, spacious gardens, gas fired central heating and uPVC double glazing. Early inspection of this rare addition to the sales market is highly recommended by the sole selling agent.

Location: The property is situated in the village of St Martins which offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester and the motorway network beyond. The area has an excellent bus service whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

Accommodation

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

Porch: With part glazed door into:

Hall: 14' 8" x 6' 2" (4.48m x 1.88m) Quarry tiled flooring, radiator, staircase to first floor landing, understairs cupboard, telephone point and doors off to:

Sitting/Dining Room: 13' 0" x 10' 8" (3.97m x 3.25m) max Open fireplace, radiator, glazed door to Conservatory and opening into:

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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.

Living Room: 12' 5" into bay x 11' 8" max (3.79m into bay x 3.55m max) Bay window to front elevation, radiator and TV point.

Kitchen: 11' 7" x 7' 2" (3.52m x 2.18m) Range of fitted base/eye level wall units with worktops over and inset sink/drain. Modern Worcester gas fired boiler, radiator, part tiled walls and door to:

Conservatory: 8' 9" x 7' 7" (2.66m x 2.31m) Tiled floor, sliding glazed door to gardens and separate door to:

Cloakroom: High level flush w.c.

Stairs to first floor and landing: Access to loft space and doors off to:

Bedroom 1: 12' 0" x 10' 6" (3.65m x 3.20m) max Feature fireplace and radiator.

Bedroom 2: 11' 9" x 10' 8" (3.59m x 3.25m) max Fitted wardrobes and cupboard, radiator and views of countryside to rear.

Bedroom 3: 8' 10" x 7' 4" (2.68m x 2.24m) Radiator.





Shower Room: 7' 1" x 6' 8" (2.15m x 2.03m)

Modern suite comprising of large walk in shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Part panelling to walls, heated towel rail and extractor fan.

Outside: The property is set within a generously sized plot with gardens to both the front and rear. At the front of the property the driveway leads to a covered car port and is bordered by gardens which include mature shrubs, barked beds and hedging. At the rear, there are further gardens including gravelled beds, flowering beds and lawns with views out onto the countryside beyond.

EPC Rating: EPC Rating - Band 'D' (66).

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

Local Authority: Shropshire County Council.

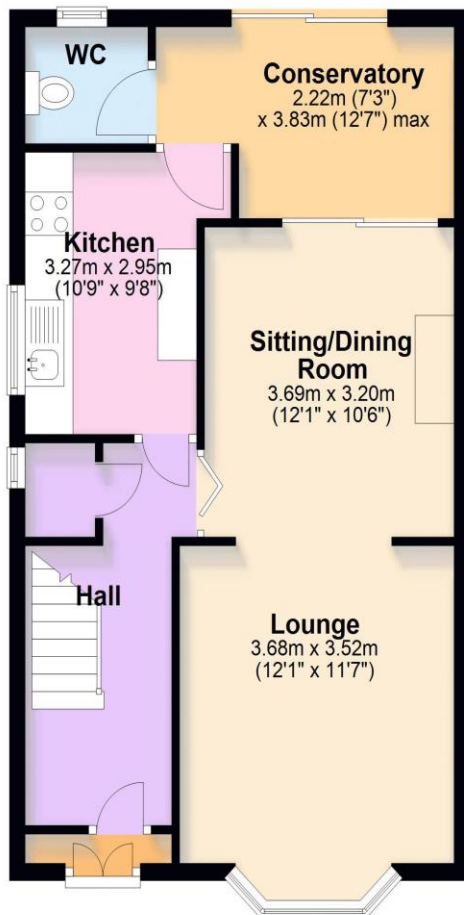
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

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 centre. Turn left into Garden Village and continue to the next junction before turning right. Follow the road ahead and the property will be found on the left hand side, as identified by the agent's for sale board.



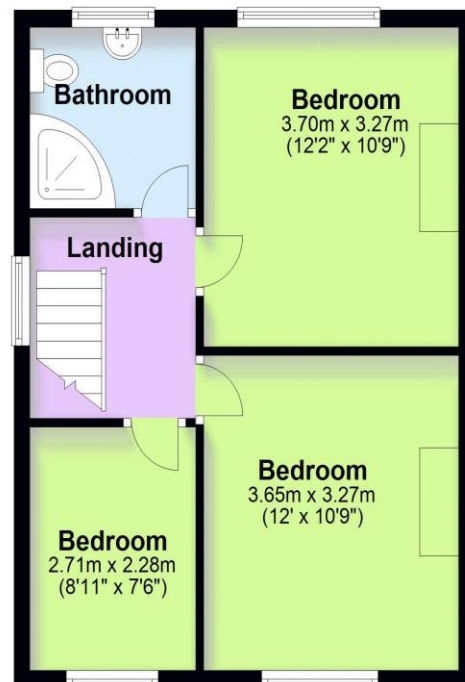
Ground Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 95.1 sq. metres (1023.5 sq. feet)

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