

# BOWEN

PROPERTY SINCE 1862



Asking Price £300,000

🏠 2 Bedrooms 🚿 1 Bathroom

Lowfield, St. Martins, Oswestry,  
Shropshire, SY11 3DF



## Lowfield, St. Martins, Oswestry, Shropshire, SY11 3DF

### General Remarks

Bowen are pleased with instructions to offer Low Field in St Martins for sale by private treaty. This generously sized two bedroom detached bungalow is set within a large private plot close to the centre of the village and within walking distance of all amenities.

The large Conservatory/Sun Room with insulated roof is a most notable feature while the property also includes a modern Kitchen and Shower Room. Early inspection is highly recommended as the property is offered for sale with no onward chain.

**Location:** The property is situated at the heart of 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



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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.

has a railway station offering links to Birmingham and Manchester.

### Accommodation

A covered entrance porch with part glazed door leads into:

**Hall:** Radiator, fitted cloak cupboard, fitted storage cupboard, Hive thermostat control and doors off to:

**Lounge:** 18' 4" x 12' 11" (5.59m x 3.93m) Gas coal effect fire set on tiled hearth, surround and timber mantle. Coving to ceiling, two radiators and sliding doors into:

**Conservatory/Sun Room:** 15' 3" x 12' 8" (4.64m x 3.86m) Tiled floor, uPVC windows to all elevations, uPVC doors to gardens and fitted blinds.

**Sun Room:** 23' 5" x 4' 11" (7.13m x 1.50m) Tiled floor, two sets of uPVC sliding doors and spotlights to ceiling.

**Kitchen:** 11' 9" x 10' 0" (3.59m x 3.04m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl sink/drain. Integrated hob with extractor hood over, integrated oven/grill, microwave, fridge, freezer and dishwasher. Tiled floor and door to Hall.

**Utility:** 7' 7" x 5' 0" (2.31m x 1.53m) Space and plumbing for washing machine and tumble dryer. Sliding door into:

**Cloakroom:** Low level flush w.c. and wall mounted wash hand basin.

**Bedroom 1:** 13' 2" x 11' 11" (4.01m x 3.63m) Radiator and fitted wardrobes.

**Bedroom 2:** 13' 7" x 11' 11" (4.15m x 3.62m) Radiator, fitted wardrobe and access to loft space via loft ladder.

**Shower Room:** 8' 4" x 5' 9" (2.53m x 1.76m) Suite comprising shower cubicle with direct feed shower, wash hand basin with vanity unit below and low level flush w.c. Tiled walls, and heated towel rail.

**Outside:** The property is set within a generously sized plot with gardens to all sides. These include extensive lawns and mature shrubs/trees all enclosed by hedges/mental fencing. There is also a timber garden shed, greenhouse and car port.

**EPC Rating:** EPC Rating Band 'C' (69)

**Council Tax Band:** Council Tax Band - 'D'.

**Local Authority:** Shropshire County Council.

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

**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. The property will then be found immediately on the right hand side.













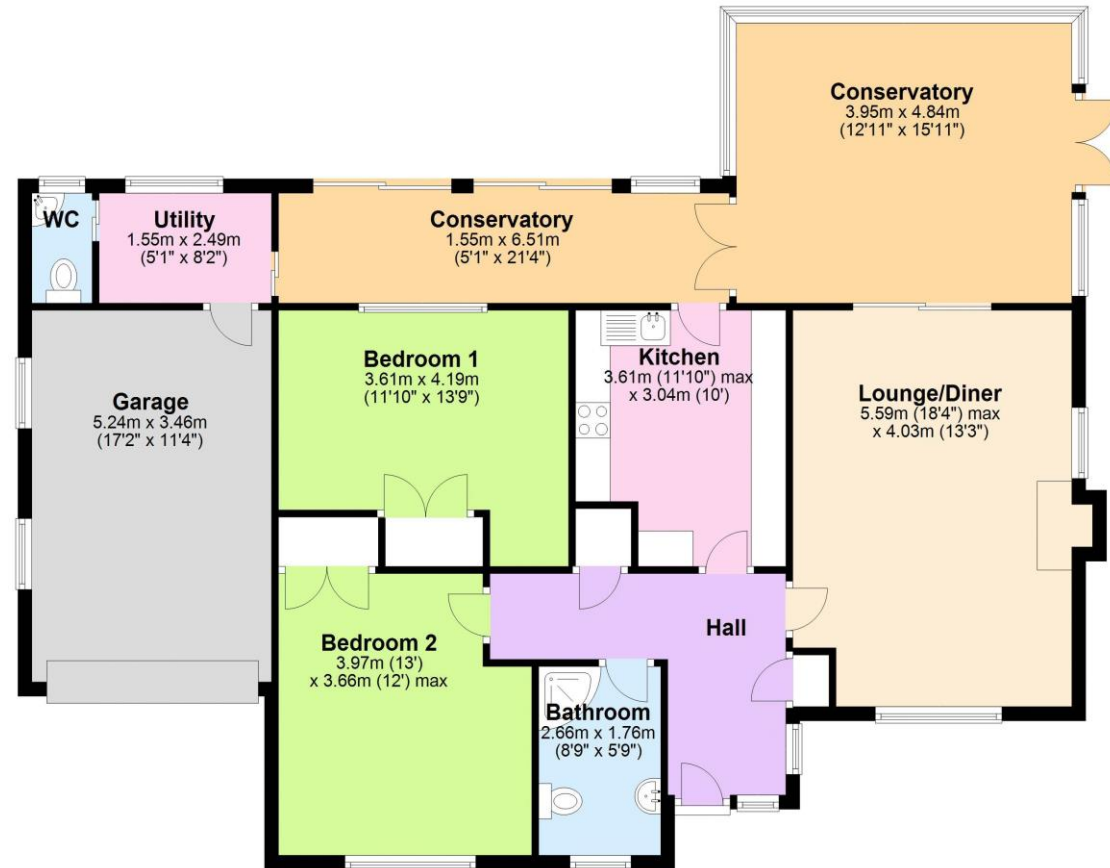


## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

## Ground Floor

Approx. 132.9 sq. metres (1430.2 sq. feet)



Total area: approx. 132.9 sq. metres (1430.2 sq. feet)

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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