

BOWEN

PROPERTY SINCE 1862



Offers in the region of £179,950

20 Oak Drive, St. Martins, Oswestry,
Shropshire, SY11 3EU

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

An extended three bedroom mid terraced property situated in an established residential development in the village of St Martins. The property offers generously sized living accommodation with a single storey rear extension linking with the spacious gardens. There is off road parking provision to the front while the property is warmed by gas fired central heating and includes uPVC double glazing. The property would make an ideal first time buy or upsizing family property and early inspection is recommended.

Location: The property is situated on the southern fringe 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 has a railway station offering links to Birmingham and Manchester.

Accommodation

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

Kitchen/Breakfast Room: 19' 9" x 6' 4" widening to 11' 1" (6.01m x 1.93m widening to 3.58m)
Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl sink/drainers.
Integrated double oven with gas hob over. Space for washing machine, tumble dryer and fridge

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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.

freezer. Tiled floor, part tiled walls, two radiators, spotlights to ceiling, stairs to first floor landing and opening into:

Dining Room: 11' 6" x 6' 9" widening to 11' 5" (3.50m x 2.07m widening to 3.49m) Tiled floor, radiator and glazed doors to rear gardens.

Living Room: 19' 9" x 9' 10" (6.02m x 3.00m) Two radiators, TV/telephone points, feature fireplace and opening into:

Family Room: 13' 0" x 7' 6" (3.97m x 2.29m)

Tiled floor, radiator, glazed doors to gardens and internal door to:

Cloakroom: 6' 1" x 3' 0" (1.85m x 0.91m) Low level flush w.c., pedestal wash hand basin, heated towel rail, tiled floor and extractor fan.

Stairs to first floor landing: Access to loft space and cupboard housing recently installed Worcester gas fired boiler and slatted shelving. Doors off to:





Bedroom 1: 11' 7" x 10' 4" (3.53m x 3.15m)
Radiator, built in cupboard and TV point.

Bedroom 2: 13' 8" x 5' 8" widening to 9' 1" (4.17m x 1.73m widening to 2.78m) Radiator.

Bedroom 3: 10' 10" x 6' 5" (3.30m x 1.96m)
Radiator.

Family Bathroom: 7' 5" x 5' 8" (2.25m x 1.72m)
Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, radiator and extractor fan.

Outside: At the front of the property there is a wide driveway providing off road parking provision. To the rear a paved patio adjoins the property itself with views onto the adjoining countryside. Spacious lawns adjoin this bordered by timber fencing.

Non standard construction: We are advised that the property is of non standard construction and is a Wimpey No-Fines house. The current owners have secured both lending and house insurance on the property.

EPC Rating: EPC Rating - Band 'C' (73).

Council Tax Band: Council Tax Band - 'A'.

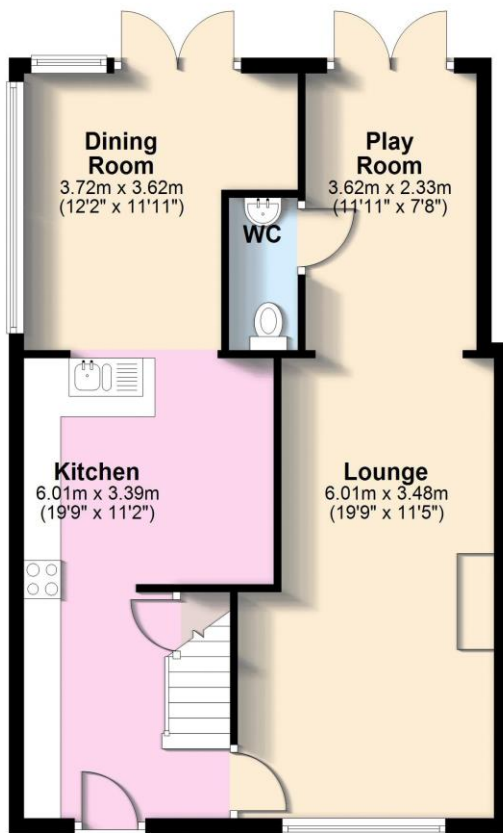
Local Authority: Shropshire County Council.

Directions: From Oswestry proceed north on the A483 towards Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins and continue on the B5070 towards the village. After entering into the village turn right onto Church Lane after passing the petrol station. Turn right again into Oak Drive and continue ahead to the end of the cul-de-sac where the property will be found on the left hand side.



Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 100.9 sq. metres (1085.8 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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