

BOWEN

PROPERTY SINCE 1862



Offers in the region of £475,000

🏠 4 Bedrooms 🚿 2 Bathrooms

5 Firs Close, St. Martins, Oswestry,
Shropshire, SY11 3LT

5 Firs Close, St. Martins, Oswestry, Shropshire, SY11 3LT

General Remarks

An extended and immaculately presented four bedroom property located on a small development on edge of the popular village of St Martins. The property includes high specification fixtures and fittings throughout, with the Dining/Family Room extension linking the accommodation and providing access via bi-folding doors to the rear gardens.

Externally the gardens themselves retain their privacy while to the front of the property there is ample off road parking provision. The property is warmed by gas fired central heating, including under floor heating to the En Suite and Bathroom. The property is fully double glazed and includes a generously sized single garage. Early inspection is essential to fully appreciate this rare addition to the sales market.

Location: The property is situated in a quiet residential area 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

The property is constructed of brick under a tiled roof. Access via a tarmac driveway providing ample off road parking leading to an open fronted porch with front entrance door into:

Hallway: 19' 9" x 8' 1" narrowing to 6' 5" (6.02m x 2.47m narrowing to 1.95m) Stairs to first floor, Karndean flooring, Spot lights and coving to ceiling, access to under stairs cupboard, radiator and doors off to:

Cloakroom: 6' 1" x 3' 4" (1.86m x 1.01m) Low level flush WC, wash hand basin with vanity cupboard below, radiator, tiled floor and tiled surround.

Sitting Room/Snug: 10' 11" x 9' 1" (3.33m x 2.78m) Continuation of karndean floor and radiator.

Kitchen/Breakfast Room: 12' 9" x 14' 1" (3.88m x 4.30m) Fully fitted kitchen with matching base units and eye level wall cupboards, Maxtop quartz worktops over, 1 and a 1/2 bowl stainless steel sink and drainer, integrated Dishwasher, 5 ring gas hob and extractor hood over, integrated double oven and grill, tiled floor, TV /Telephone points, vertical radiator and opening into:

Dining/Family Room: 16' 0" x 12' 1" (4.87m x 3.69m) Tiled floor, spotlights to ceiling, TV point, two Dimplex wall mounted heaters and bi-folding opening to rear gardens.

Utility Room: 5' 10" x 9' 10" (1.77m x 3.00m) Fitted base units and matching wall cupboards, worktop over, space and plumbing for washing machine, tumble dryer and low level fridge. Continuation of tiled floor, uPVC door to outside, radiator and access to roof space.

Lounge: 13' 9" x 16' 1" (4.2m x 4.91m) Feature brick fireplace with timber mantle housing gas fired wood burner effect fireplace, coving to ceiling, radiator, dimmer switch, T.V point and opening into Dining/Family Room.

Stairs to First Floor Landing: Fitted airing cupboard, access to roof space and doors off to:

Master Bedroom: 12' 8" x 14' 4" (3.87m x 4.37m) Two fitted wardrobes, access to roof space, radiator and door to:

En-Suite Shower Room: 6' 10" x 5' 4" (2.08m x 1.62m) Suite comprising shower cubicle with rainfall shower, wash hand basin with vanity unit below and concealed flush w.c. Heated towel rail, underfloor heating and velux roof window.

Bedroom 2: 11' 10" x 16' 1" (3.6m x 4.9m) max Two fitted wardrobes and radiator.

Bedroom 3: 10' 10" x 13' 9" (3.30m x 4.2m) max including wardrobes Fitted double wardrobe, radiator and T.V/telephone points.









Bedroom 4: 9' 6" x 10' 6" (2.9m x 3.20m) max Fitted wardrobe, radiator and T.V/ telephone points.

Family Bathroom: 9' 5" x 5' 6" (2.88m x 1.67m) Suite comprising tiled panelled bath with inset lights and shower attachments, concealed flush W.C and wash hand basin with vanity cupboard below. Heated towel rail, surround bathroom cabinet light, surround spotlights and underfloor heating.

Integral Garage: 17' 1" x 9' 1" (5.21m x 2.77m) Painted floor, roller door, 'Worcester Bosch' gas fired boiler, light, power and water supplies.

Garden: At the front of the property there is a large driveway with ample parking and an electric vehicle charging point. Pedestrian gates provide access to the rear gardens which are mainly laid to lawn with floral borders. Leading off the property is a large paved patio and there is also a small shed.

Local Authority & Council Tax Band:
Shropshire Council - Band E.

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

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

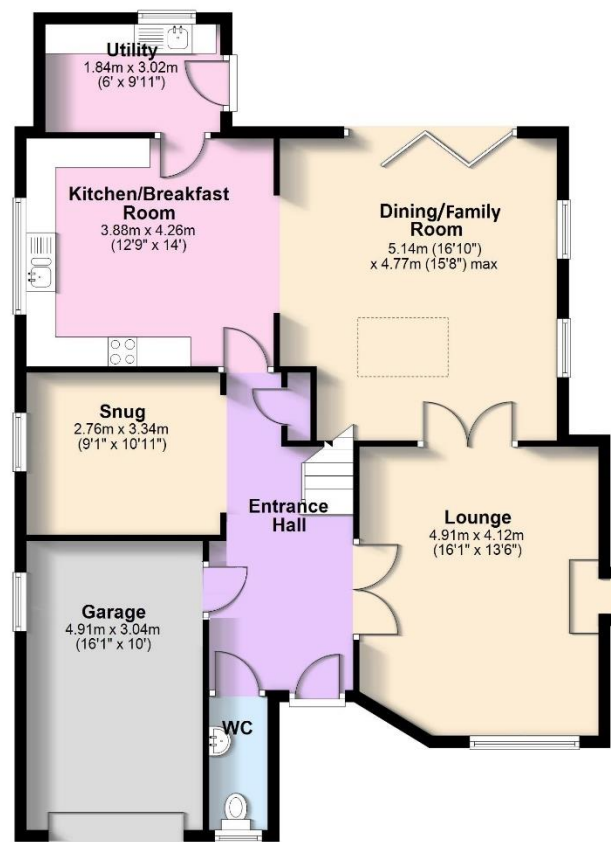
Directions: From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Continue into the village to the mini roundabout (by Stans Superstore). Take the second exit onto Ellesmere Road, proceed on this road before turning right onto Firs Close where the property will be found on the left 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.

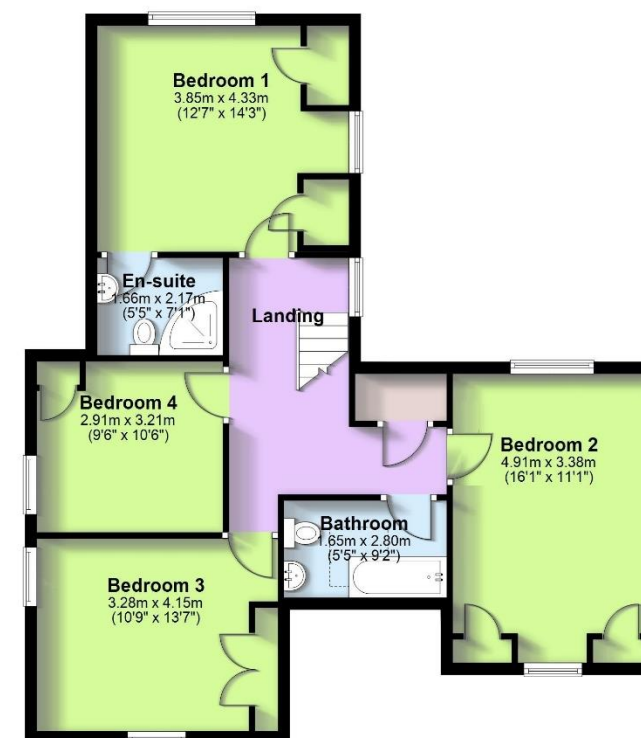
Ground Floor

Approx. 106.9 sq. metres (1151.2 sq. feet)



First Floor

Approx. 79.1 sq. metres (851.3 sq. feet)



Total area: approx. 186.0 sq. metres (2002.4 sq. feet)

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

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.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com



