

# BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

2 Alberta Villas, Ellesmere Road, St. Martins,  
Oswestry, Shropshire, SY11 3BH

🏠 3 Bedrooms

🚿 1 Bathroom



## 2 Alberta Villas, Ellesmere Road, St. Martins, Oswestry, Shropshire, SY11 3BH



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### General Remarks

A characterful and much improved three bedroom semi detached property which benefits from an extensive scheme of renewable energy upgrades to include air source heating, roof mounted solar panels, battery storage system and electric car charging. Alongside this, the property retains a wealth of characterful features, well stocked rear gardens and off road parking provision.

The property was built in 1916 and had a full renovation 11 years ago, which included damp proofing, wiring, plumbing, insulation, new windows and doors, an IKEA kitchen, a bathroom, a loft conversion, Earthborn eco clay paint throughout, and a new roof. In 2019, the Howdens utility room, WC, and workshop extension with electric underfloor heating, 4.48 kWp SolarEdge PV panels, 4.8 kW battery storage, and an EV charger were installed. The ASHP and plantation shutters were added in 2021, and the permeable two-vehicle driveway was installed in 2024.

The wildlife-friendly cottage garden features a well-stocked log store, a compost area, a pond, a variety of wildlife nest boxes, and many perennial edible plants.

Early inspection of this most individual property is highly recommended by the 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. Ifton Meadows Local Nature Reserve and numerous footpaths are also just a short walk from the property. Additionally, the Halls Corner bus stop,

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offering school and college pick-ups as well as the 53 service between Ellesmere and Oswestry, is conveniently located right next to the property. 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:

**Hall:** Wood flooring, stairs to first floor and door off to:

**Lounge:** 11' 7" x 10' 11" (3.53m x 3.33m) Bay window to front with window seat, log burner set on brick hearth, wood flooring, radiator, telephone/TV points and door to:

**Kitchen/Dining room:** 14' 11" x 10' 10" (4.55m x 3.30m) max Range of fitted base/eye level wall units with work tops over and inset Belfast sink unit. Integrated oven and hob with extractor hood over. Integrated dishwasher, fridge and freezer. Radiator, wood flooring, part tiled wall, understairs cupboard and door to:

**Utility Room:** 9' 6" x 6' 5" (2.90m x 1.96m) Range of fitted base units with worktops over and inset









ceramic sink/drain. Space for washing machine, quarry tiled floor, part tiled walls, part glazed door to garden and separate door to:

**Cloakroom:** 4' 10" x 4' 0" (1.48m x 1.23m) Low level flush WC, wash hand basin, quarry tiled floor, part tiled walls and built in storage cupboard.

**Externally accessed workshop:** 6' 8" x 6' 4" (2.04m x 1.94m) Currently housing hot water system. Could be converted to home office or similar use.

**Stairs to First Floor Landing:** Radiator, stairs to second floor, wood flooring and doors off to:

**Bedroom 2:** 11' 3" x 8' 8" (3.44m x 2.65m) max Radiator, wood flooring and feature fireplace.

**Bedroom 3:** 10' 11" x 8' 3" (3.33m x 2.51m) Radiator, wood flooring and feature fireplace.

**Shower Room:** 8' 0" x 6' 1" (2.43m x 1.86m) Suite comprising large walk in shower cubicle with rainfall shower, pedestal wash hand basin and low level W.C. Tiled floor, part tiled walls, heated towel rail and extractor fan.

**Stairs to second floor landing:** With skylight and door to:

**Bedroom 1:** 10' 3" x 11' 1" (3.12m x 3.37m) max Large skylight, wood flooring, radiator, fitted wardrobe and under eaves storage.

**Outside:** The property includes off road parking provision to the side with gated access to the rear. The gardens include a paved patio with extensive vegetable/flowering beds housing a variety of mature plants, fruit trees and bushes.

**EPC Rating:** EPC Rating - Band 'B' (90).

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

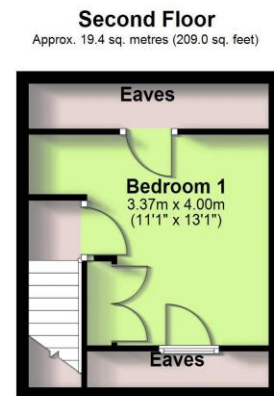
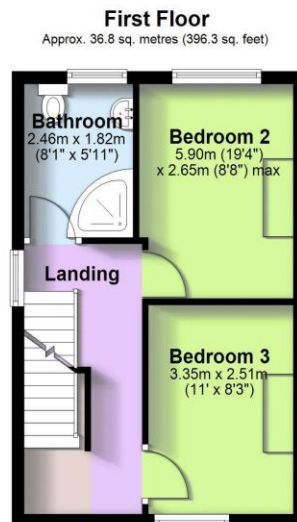
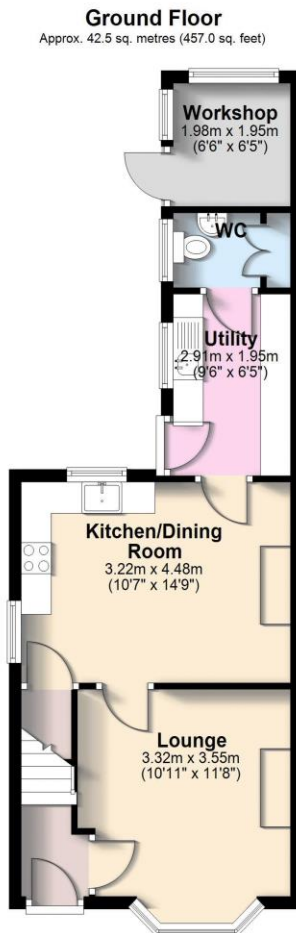
**Local Authority:** Shropshire County Council.

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

**Services:** We are informed that the property has mains water, electricity and drainage connections. The property is warmed by an air source heat pump and has roof mounted solar panels, battery storage system and electric car charging.

**Directions:** From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Take the first left at the mini-roundabout next to the school and continue to the mini roundabout by Stans Superstore. Take the second exit onto Ellesmere Road and follow the road ahead where the property will be found on the right hand side.





Total area: approx. 98.7 sq. metres (1062.3 sq. feet)

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

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