

BOWEN

PROPERTY SINCE 1862



Asking Price £179,950

47 Cherry Tree Drive, St. Martins, Oswestry,
Shropshire, SY11 3HX

🏠 2 Bedrooms

🚿 1 Bathroom

47 Cherry Tree Drive, St. Martins, Oswestry, SY11 3HX



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General Remarks

A two bedroom semi-detached property situated within a popular residential area within easy walking distance of the shops and amenities of St Martins. The living accommodation comprises: Porch, Living/Dining Room, Kitchen, Two Bedrooms and Family Bathroom. Externally there are low maintenance gardens to front and an enclosed garden to the rear, with driveway parking and Garage/Workshop to the side. The property benefits from uPVC double glazing and gas central heating.

Location: The property is situated close to the centre of the popular village of St Martins. The village itself has an excellent range of shops and amenities including primary/secondary school, supermarket, post office, public house and a number of local shops. The village is well located for access onto the A5/A483 providing direct links to the larger towns of Oswestry and Shrewsbury and the cities of Wrexham and Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

Accommodation

Part glazed door into:

Entrance Porch: Glazed door into:

Living/Dining Room: 17' 9" x 11' 7" (5.40m x 3.54m) With a gas fire set in a timber surround with marble back and hearth, radiator, TV/telephone points and door to:

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.

Kitchen: 11' 7" x 8' 7" (3.54m x 2.62m) Having a range of base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Slimline dishwasher, integrated double oven and hob with extractor hood over. Space and plumbing for a washing machine and fridge freezer. Baxi gas fired boiler, radiator and part glazed door to:

Garage/Workshop: 17' 0" x 9' 9" (5.17m x 2.98m) With doors to front and rear gardens.

Stairs to First Floor Landing: Access to loft space, airing cupboard over stairs and doors off to:

Bedroom 1: 11' 7" x 8' 7" (3.54m x 2.62m) Radiator.

Bedroom 2: 11' 7" x 8' 2" (3.54m x 2.49m) Radiator.





Bathroom: 6' 6" x 5' 7" (1.98m x 1.71m) Suite comprising a panel bath with shower attachment over, wash hand basin with vanity unit below and low level flush WC. Heated towel rail and part tiled walls.

Outside: The property is approached over a concrete driveway providing parking, with path leading to the front door and gravel area with shrub border. There is a grass area to the side which also forms part of the property. The rear garden is fully enclosed having a lawn area, paved patio with path leading to:

Garden Room: 12' 1" x 6' 0" (3.68m x 1.82m)

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

Services: Mains electricity, gas, water and drainage is connected.

Council Tax: Council Tax Band 'A'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

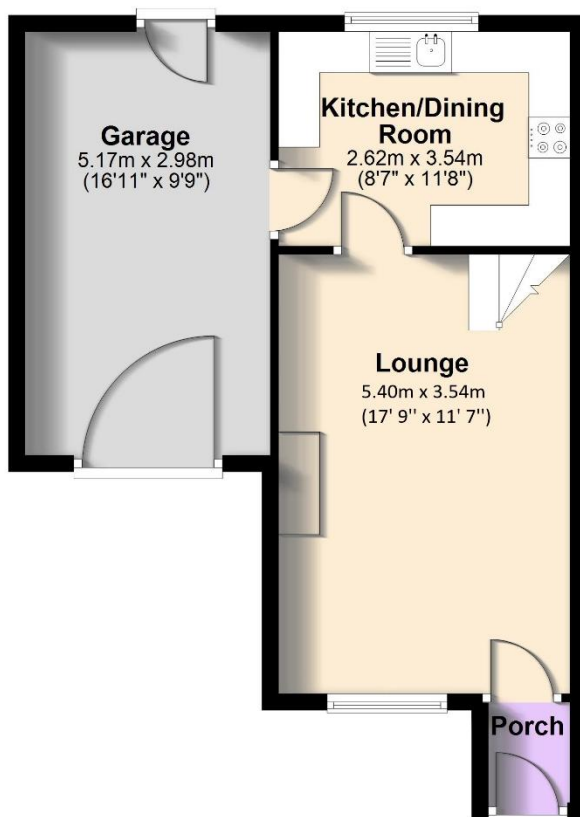
EPC Rating: EPC rating Band 'D' (68)

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. Follow the road ahead past Stans Superstore and take the third exit at the mini roundabout on to Green Lane. Take the first turning left on to Cherry Tree Drive and continue along the estate road where the property will be located on the left hand side on the corner with Hawthorn Close.



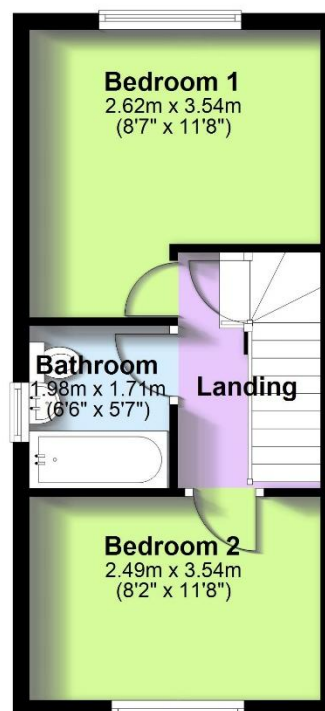
Ground Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 62.4 sq. metres (671.7 sq. feet)

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

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