33 MOORS BANK

ST. MARTINS | OSWESTRY | SY10 7BG

A well-presented and deceptively spacious three-bedroom semi-detached family home benefiting from spacious internal accommodation, ample off-street parking, and attractive, easily maintained gardens, conveniently situated within the popular village of St. Martins.

Offers in the region of £190,000

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- **Semi-Detached Family Home**
- **Spacious Accommodation**
- **Well Presented**
- **Enclosed Easy Maintance Rear Gardens**
- **Ample Driveway Parking**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 33 Moors Bank in St. Martins for sale by private treaty.

33 Moors Bank is a deceptively spacious three-bedroom family home which provides over 800 sq ft of well-proportioned living accommodation arranged over two generously proportioned floors, these comprising, on the ground floor, an entrance hall, reception room, kitchen, utility room and WC, together with three first-floor bedrooms and a family bathroom.

The property is complemented by a generous driveway and easily maintained rear gardens, featuring gravelled areas, raised beds, a paved seating terrace and useful outdoor storage.

SITUATION

33 Moors Bank is situated in the village of St. Martins with its array of amenities including schools, supermarket, and public houses. The property lies around 4.5 miles east of the lakeland town of Ellesmere, which provides a wider range of educational and recreational facilities, with the larger centres of Oswestry, Shrewsbury, Chester, and Wrexham all within easy reach.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

THE PROPERTY

The property is principally accessed via a front entrance door, which opens into a welcoming reception hall with stairs rising to the first floor.

To the right of the entrance hall is a generously proportioned living room benefits from an attractive bay window overlooking the front elevation, with ample space for a range of seating and dining furniture arranged around an attractive fireplace housing an electric log-effect fire.

To the left of the entrance hall is the kitchen which is fitted with a selection of base and wall units, together with provision for appliances and a striking range-style cooker which provides an attractive focal point.

A rear entrance hall provides direct access to the garden and incorporates a useful utility area and convenient ground-floor WC.

Stairs rise from the reception hall to the first-floor landing, from where doors lead to three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted storage. Completing the accommodation is a family bathroom containing a panelled bath with shower over, hand basin, and low flush WC.

OUTSIDE

The enclosed rear garden has been attractively arranged for ease of maintenance, featuring gravelled areas and a seating terrace adjoining the property, ideal for outdoor dining and entertaining. Raised timber beds provide colourful planting, complemented by established hedging and mature flowering shrubs that create an appealing degree of privacy.

The property is approached over a generous gravelled driveway, providing ample off-road parking for several vehicles. Established hedging and mature trees border the grounds, creating an attractive sense of privacy, while a useful timber-built store provides additional outdoor storage.

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DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St. Martins, passing through Criftins and Dudleston Heath until, when reaching a mini-roundabout within the village, take the second exit to continue onto Overton Road. Proceed for a further approximately 0.7 miles and, when reaching a further roundabout, take the first exit, and the property will be positioned on the right, identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

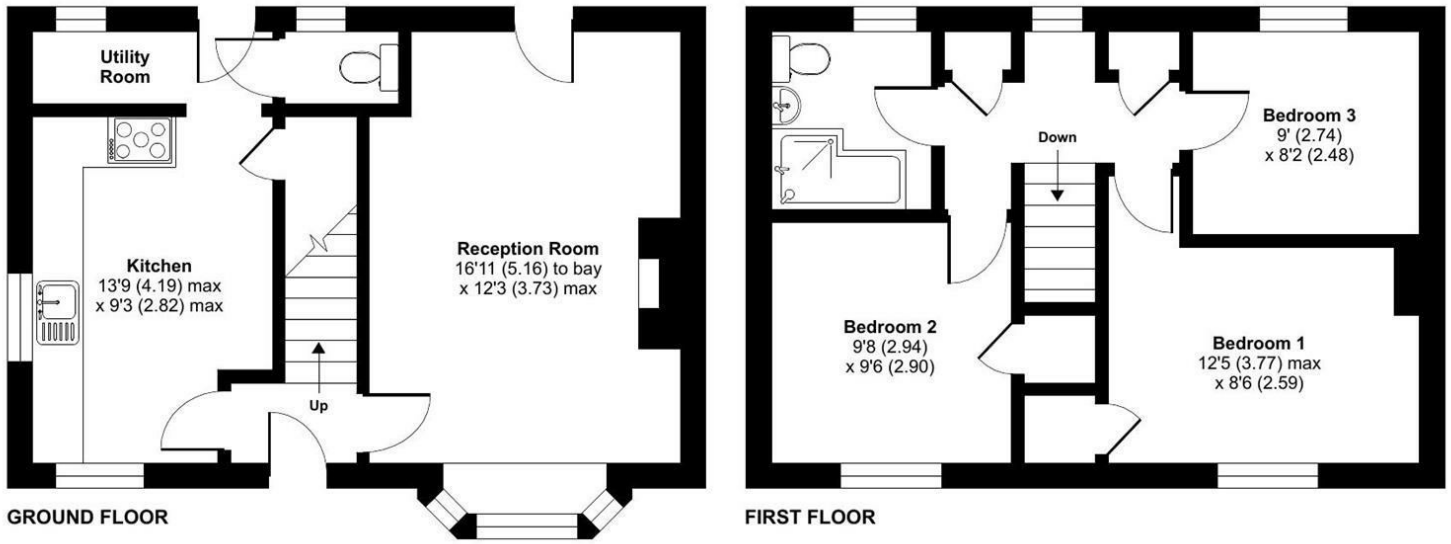
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

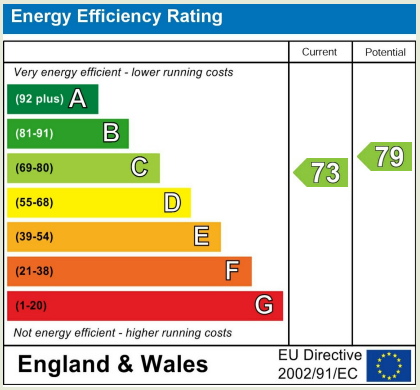
Strictly by prior appointment through the selling agents, Halls, 20 Church Street, Oswestry, SY11 2SP. Telephone: 01691 670320.

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1514290



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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