



**FOR SALE**

Offers in the region of £239,995

Sunnyside Ellesmere Road, St. Martins, SY11 3BT

A newly renovated and deceptively spacious 2/3 Bedroom semi-detached property boasting driveway parking, easy-care gardens, and stylishly presented living accommodation, conveniently located in a pleasant village setting within St.Martins.



Oswestry (5 miles), Ellesmere (6 miles), Shrewsbury (23 miles) and Chester (17 miles).  
(All distances approximate)



- **Newly Renovated**
- **Deceptively Spacious**
- **Very Well Presented**
- **Easy-Care Gardens**
- **Driveway Parking**
- **Convenient Village Location**

## DESCRIPTION

Halls are delighted with instructions to offer Sunnyside, in St Martins, for sale by private treaty.

Sunnyside is a newly renovated and deceptively spacious 2/3 Bedroom semi-detached property boasting driveway parking, easy-care gardens, and stylishly presented living accommodation, conveniently located in a pleasant village setting within St.Martins.

The property has recently undergone a comprehensive scheme of modernisation and improvement works, and is now immaculately presented throughout, with new windows and doors, new gas-fired boiler, new kitchen, new bathroom suite, and new carpets/décor complemented by a thoughtfully reconfigured internal design which comprises, on the ground floor, a Reception Hall, Lounge, Kitchen/Dining Room, Family Room/Bedroom Three, Cloakroom, and Study, together with, to the first floor, two double Bedrooms and a family Bathroom.

The property boasts a similarly improved exterior, with ample gravelled driveway parking situated to the front and side with, to the rear, a private and low-maintenance garden comprising an area of gravel bordered by an attractive raised bed, retained within timber sleepers, and inset with a paved patio area which provides an ideal space for outdoor dining and entertaining.

## SITUATION

St Martins has an excellent range of local amenities to include a well known Supermarket, Post office, Public House, Parish Church and excellent Primary and Secondary Schools. The larger centres also of Ellesmere (6 miles) and Oswestry (5 miles) both have a more comprehensive range of amenities of all kinds and are easily easily accessible by car, as are the county towns of Shrewsbury (23 miles) and Chester (17 miles) which are both accessed by the A5 trunk road.

## DIRECTIONS

w3w: ///flinch.haggling.cheaper.

## THE ACCOMMODATION COMPRISES:

A UPVC front entrance door opening in to a:

### RECEPTION HALL

Newly fitted carpet as laid, staircase to first floor and a door on to:

### LIVING ROOM

13'11" x 13'1" (4.25m x 3.99m)

Attractive fireplace with inset multi fuel burning stove, double glazed window to front elevation, vinyl covered floor, door in to an understairs storage cupboard.



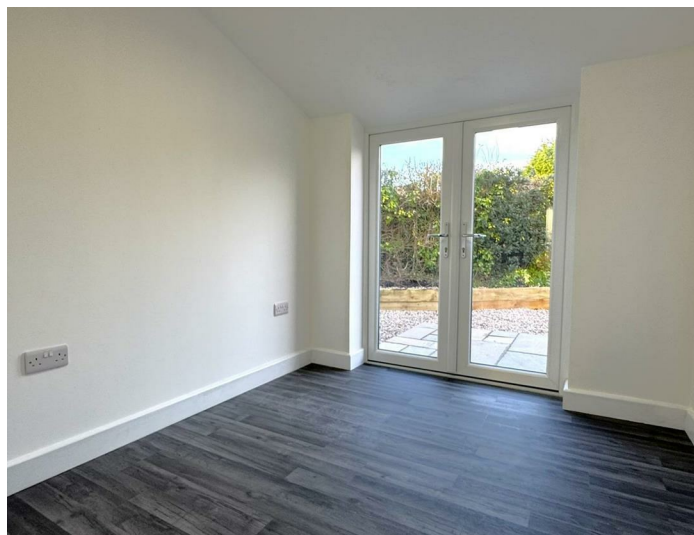
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### **KITCHEN/BREAKFAST ROOM**

16'6" x 13'11" (5.03m x 4.24m)

Excellent newly fitted modern kitchen comprising a stainless steel sink unit (H&C) with mixer tap, a range of roll topped work surface areas, base units incorporating cupboards and drawers, integrated Lamona four-ring halogen hob unit with matching oven below and extractor hood over, matching eye level cupboards, wall mounted Worcester gas fired central heating boiler, double glazed window to front elevation, planned space for appliances with roll topped work surface areas above, vinyl covered floor, a door in to:

#### **FAMILY ROOM/BEDROOM THREE**

16'2" x 8'0" (4.93m x 2.44m)

Newly fitted carpet as laid, double glazed window to rear elevation and a door in to a:

#### **DOWNSTAIRS CLOAKROOM**

A vanity hand basin (H&C) with double cupboard below, low flush WC, vinyl covered floor.

#### **STUDY**

8'4" x 8'0" (2.55m x 2.44m)

Vinyl covered floor, fully glazed double opening door leading out to the rear patio area.

#### **FIRST FLOOR LANDING AREA**

Newly fitted carpet as laid, double glazed window to rear elevation.

#### **BEDROOM ONE**

13'11" x 13'1" (4.25m x 3.99m)

Newly fitted carpet as laid, double glazed window to front elevation, double opening doors leading in to a recessed storage cupboard/wardrobe.

#### **BEDROOM TWO**

13'11" x 8'10" (4.25m x 2.71m)

Newly fitted carpet as laid, double glazed window to front elevation.

#### **FAMILY BATHROOM**

Panelled bath (H&C) with shower over, pedestal hand basin (H&C), low flush WC, vinyl covered floor, Velux rooflight, chromium heated towel rail/radiator, wall mounted extractor fan.

#### **OUTSIDE**

The property is approached from the Ellesmere Road over a gravelled drive providing ample parking space to the front and side of the property.

#### **GARDENS**

The rear garden has been designed with ease of maintenance in mind to include a paved patio area providing ideal space for outdoor entertaining leading on to a good sized area of gravel bordered by a raised floral and herbaceous bed.

#### **SERVICES**

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

#### **TENURE**

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

#### **COUNCIL TAX**

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

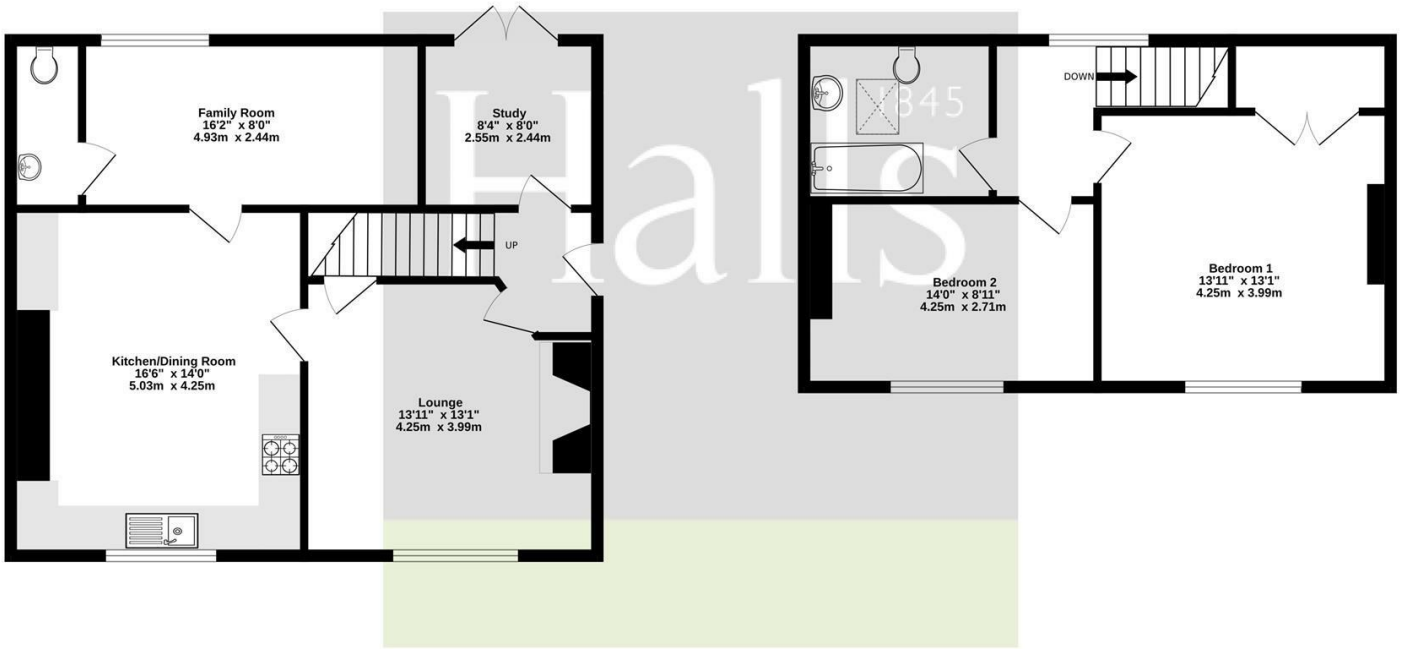
#### **LOCAL AUTHORITY**

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

## Sunnyside Ellesmere Road, St. Martins, SY11 3BT

Ground Floor  
656 sq.ft. (60.9 sq.m.) approx.

1st Floor  
451 sq.ft. (41.9 sq.m.) approx.



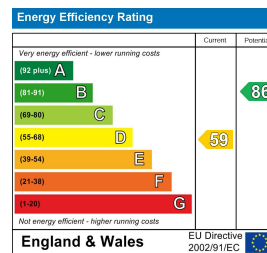
TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings



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