

# Town & Country

Estate & Letting Agents



**3 Eastwood Gardens, St Martins, SY11 3HQ**

**£327,500**

THIS PROPERTY OFFER A GREAT BUSINESS OPPORTUNITY with it's own annexe comprising a bedroom, spacious living room and bathroom, could also be perfect for an extra family member wanting their own independence! Town and Country Oswestry are delighted to offer to the market this charming bungalow with a large, versatile annexe and extensive lawns to both the front and rear, located in a small cul-de-sac off Mount Bradford Lane, St. Martins. The property sits on a very generous plot with parking for up to six vehicles and lovely surrounding gardens. This property provides a potential buyer with an opportunity to acquire a property perfect for large families to live together or as a potential income.



### Directions

Leave Oswestry on the B5069 Gobowen Road, at the roundabout take the 1st exit and join the A5 heading towards Llangollen, at the first roundabout take the 4th exit onto the B5070 and continue along this road into St Martins. Take the 2nd exit on the roundabout onto the Ellesmere Road B5068 and follow this road to the end of the village. Turn left onto Mount Bradford Lane and continue for approximately 200 metres. The lane down to Eastwood Gardens will be found on the left hand side. Follow the lane down where the property can be seen on the right hand side in the cul de sac.

### Reception Hall



The hall is accessed from the front through a upvc part glazed door. There is laminate flooring, radiator and doors leading to the rooms.

### Inner Hallway



With storage cupboard and doors to the bedrooms and bathroom.

### Bedroom One 9'10"29'6" x 11'1" (3.0m9 x 3.40m)



A good sized double bedroom with a window to the front and a radiator.

### Bedroom Two 9'10" x 8'10" (3.00m x 2.70m)



Another double bedroom with a window to the rear overlooking the lovely rear garden and a radiator.

### Bedroom Three 9'10" x 8'10" (3.00m x 2.70m)



With the benefit of fitted cupboards, window to the front, laminate floor and radiator. Currently being used as a home office, this room has great potential.



## Bathroom



Comprising a large double shower cubicle, wash hand basin on a vanity unit, W/C, tiled walls, spotlighting, radiator and two rear windows.

**Kitchen/ Dining Room 20'11" x 8'10" (6.40m x 2.70m)**



The good sized kitchen area is fitted with a range of modern base and wall units with work surfaces over, one and a half bowl sink with a mixer tap, space for a fridge/ freezer, wall mounted Worcester gas boiler, part tiled walls, radiator and French doors opening from the dining area onto the garden. A door also leads through to the useful garden room/ utility.

## Additional Photograph



## Garden Room/ Utility

With plumbing for a washing machine and door leading to the rear garden.

## Living Room 14'1" x 12'5" (4.30m x 3.80m)



With a window overlooking the front garden and a radiator. A door leads through to the annexe accommodation.

## Annexe Accommodation

The annexe is a very versatile space offering great potential to accommodate guests or for potentially letting out to create an income. Having its own access, the annexe can be completely self contained ideal for a relative or family wanting to live together yet having a good degree of independence.



### Second Lounge 15'5" x 11'1" (4.70m x 3.40m)



The second lounge has a door through to the garden room, radiator and a door through to the kitchen.

### Garden Room

With a door leading to the rear garden.

### Kitchen 10'5" x 8'6" (3.20m x 2.60m)

Fitted with a range of modern base and wall units with work surfaces over, electric oven with 4 ring hob, single drainer sink unit and space for fridge/freezer.

### Inner Hall

With a door to front and radiator. Doors lead to the bathroom and fourth bedroom.

### Bathroom

Comprising a shower, wash hand basin and low level W.C.

### Bedroom Four 10'9" x 9'2" (3.30m x 2.80m)



With a radiator and a window overlooking the front garden.

### To The Outside



### Front Gardens



The property benefits from well kept lawned gardens to the front of the property with mature shrubs and a driveway providing parking for up to 6 vehicles.

### Additional Photograph





## Rear Gardens



The rear gardens are a great feature of the property and have extensive lawns and patio areas with well planted flower beds and enclosed fencing and hedging making it very private. There are several sheds, ideal for storage.

## Additional Photograph



## Additional Photograph



## Rear Canopy



The current owners have recently had a canopy installed over the rear patio doors making a great place to sit during warmer months.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 4.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their

solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

### **Services**

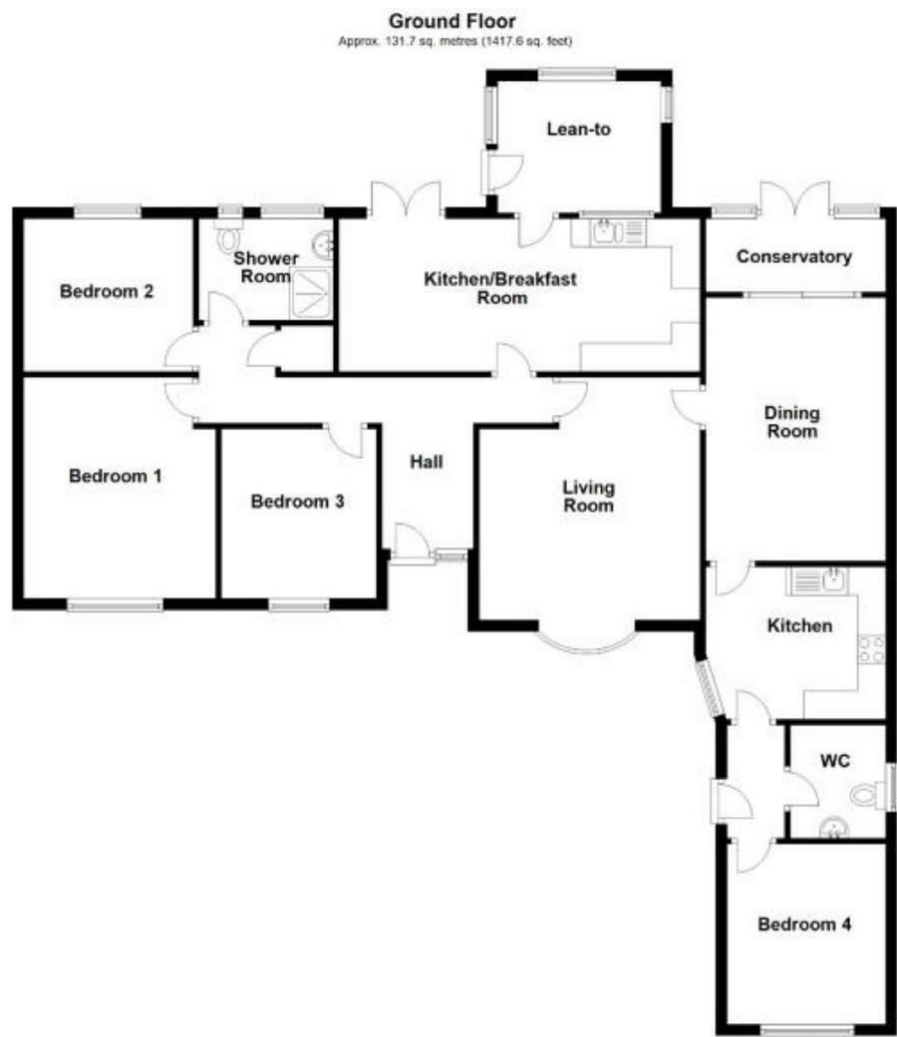
The agents have not tested the appliances listed in the particulars.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

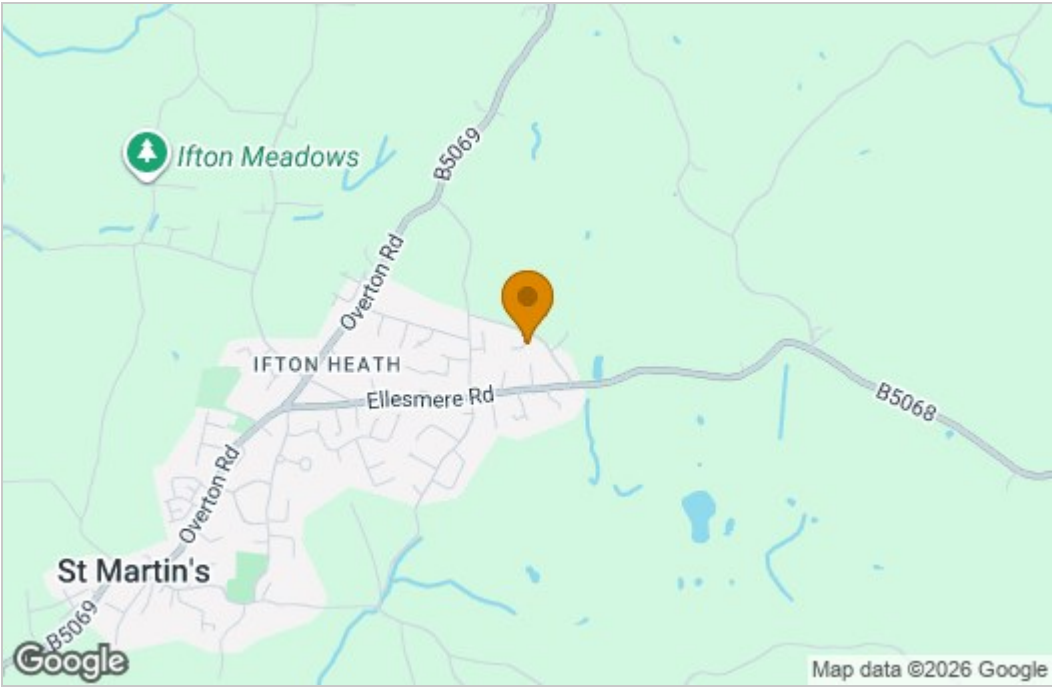
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

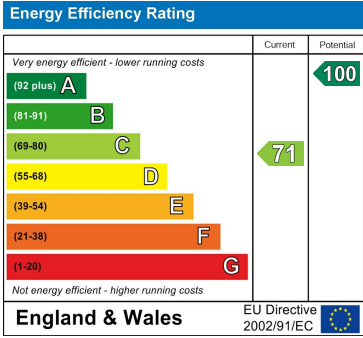


Total area: approx. 131.7 sq. metres (1417.6 sq. feet)

Area Map



Energy Efficiency Graph



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