

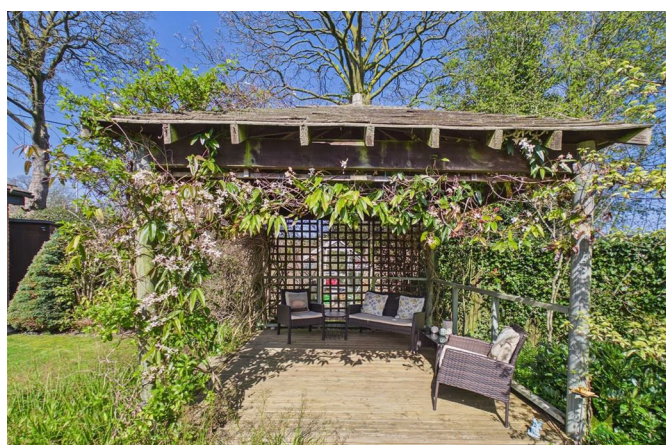
1 Firs Close St. Martins Oswestry SY11 3LT



4 Bedroom House - Detached
Offers In The Region Of £460,000

The features

- IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- LARGE DRIVEWAY AND GARAGE WITH AMPLE PARKING SPACE
- EV CHARGING POINT | ENERGY PERFORMANCE RATING 'C'
- OCCUPYING AN ENVIABLE CORNER PLOT POSITION
- FITTED KITCHEN WITH RANGE OF APPLIANCES AND UTILITY ROOM
- THREE FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- WELL ESTABLISHED AND ENCLOSED REAR AND SIDE GARDEN
- INTERNAL INSPECTION IS ESSENTIAL



*** FOUR BEDROOM DETACHED- ENVIABLE CORNER PLOT ***

An opportunity to purchase this immaculately presented four bedroom detached family home occupying an enviable corner plot position. Offering spacious and versatile living accommodation throughout perfect for the growing family and today's modern living.

Occupying an enviable position on the edge of the self-sufficient village of St Martins which boasts a wealth of amenities, and having ease of access to the nearby Market Town of Oswestry with a further range of amenities. Ease of access to the A5/ M54 motorway network is perfect for commuters,

Briefly comprising of entrance hallway, lounge, kitchen/ breakfast room, dining room, utility room, downstairs toilet and cloakroom, principal bedroom with en suite shower room, three further good sized bedrooms and family bathroom.

Having benefit of gas central heating, double glazing throughout, central vacuuming system, hybrid vehicle charging point/ motorhome or caravan power point, driveway and garage with ample off road parking and enclosed well thought out and established rear/ side garden.

Viewings essential to appreciate what this property has to offer!

Property details

LOCATION

Occupying a convenient position on the edge of the sought after village of St Martins, this property enjoys a peaceful yet accessible setting just a short drive from the historic market town of Oswestry. Surrounded by rolling countryside and scenic walking routes, the location offers an ideal blend of rural charm and everyday practicality. A range of local amenities—including a variety of shops, supermarket, fuel garages, schools, and a community centre—are close at hand, while excellent transport links, both road and rail, provide easy connections to Shrewsbury, Wrexham, and beyond. Whether you're looking for a tranquil retreat or a well-connected, family-friendly neighbourhood, St Martins offers the best of both worlds.

ENTRANCE HALL

covered entrance and composite door lead into the Entrance Hallway. Staircase leads to the First Floor Landing, tiled flooring, vacuum wall inlet. Radiator, doors leading off,

LOUNGE

A beautifully well lit room with window to the front and side aspect and fully glazed sliding doors leading out to the Rear Garden. Feature fire surround and hearth housing gas fire, coved ceiling, TV and media point. Radiator.

KITCHEN/ BREAKFAST ROOM

The kitchen has been fitted with a modern range of high gloss fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink with mixer tap, integrated double oven/ grill and inset five ring gas hob with extractor hood over. Integrated fridge, freezer and

dishwasher with matching fascia panels. Further range of matching wall mounted units, window to the side aspect and fully glazed French Doors leading out to the Rear Garden. Tiled flooring, radiator, door leading into,

UTILITY ROOM

Fitted with a range of base level units with work surface over. Single drainer sink set into base level unit, space below work surface for washing machine and tumble dryer. Wall mounted gas boiler, further range of wall mounted units, partially tiled walls, window to the side aspect and door leading to the Rear Garden.

DINING ROOM

A versatile room with uses as a Dining Room, Study, or Family Room, with window to the rear aspect. Radiator,

CLOAKROOM

With ample storage space, tiled flooring, Radiator, door leading into,

DOWNSTAIRS TOILET

With window to the side aspect. WC and wash hand basin with complimentary tiled splash back. Radiator, tiled flooring.

FIRST FLOOR LANDING

Staircase leads from the Entrance Hall to the First Floor Landing, well lit with large window to the front aspect. Radiator, vacuum wall inlet, radiator, Doors leading off,

PRINCIPAL BEDROOM

With window to the rear aspect. Radiator, two double built in wardrobes, access to loft space. Door leading into,

EN SUITE SHOWER ROOM

Well lit with velux window, and suite comprising of double width shower cubicle, concealed WC and wash hand basin set into vanity unit with storage below. Partially tiled walls. Heated towel rail.

BEDROOM 2

With windows to the front and side aspect, two built in wardrobes. Radiator.

BEDROOM 3

With window to the rear and side aspect. Radiator, built in wardrobes.

BEDROOM 4

With window to the side aspect. Radiator. access to loft space and built in wardrobe.

FAMILY BATHROOM

With velux window and suite comprising of panelled bath, WC and wash hand basin. Tiled walls, fitted shelving. Heated towel rail.

GARAGE

With electric roller door to the front, window to the rear and side aspect. Central vacuum system.

OUTSIDE

To the front of the property there is a large driveway providing ample parking for several vehicles and space for a caravan/ motorhome. Area laid with gravel with established shrubs, enclosed with fencing and hedgerow. Access gate to both sides lead to the Rear Garden.

The Rear Garden has been beautifully landscaped providing the perfect space for entertaining with friends and family. Paved patio area with French doors leading into the Lounge and Kitchen, provides the perfect footprint for extension, subject to relevant planning and consents. Gravel pathway leads down the well established garden with hedges, specimen trees and herbaceous plants to either side. Area laid with lawn, raised decked area with gazebo over. Power point and outside tap, small orchard with a range of fruit trees, and greenhouse. To the side of the property there is a further range of established shrubs and further outside tap.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

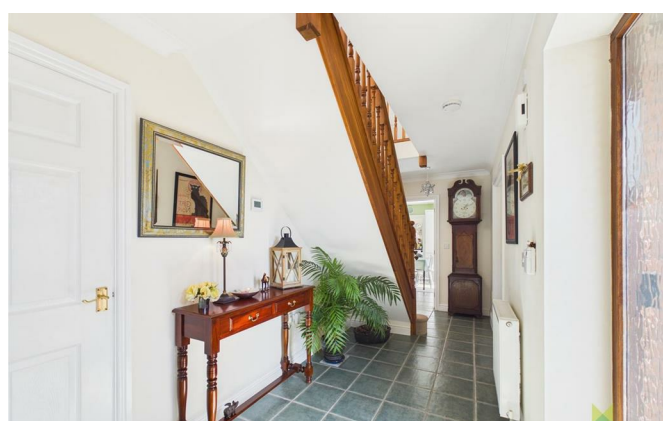
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



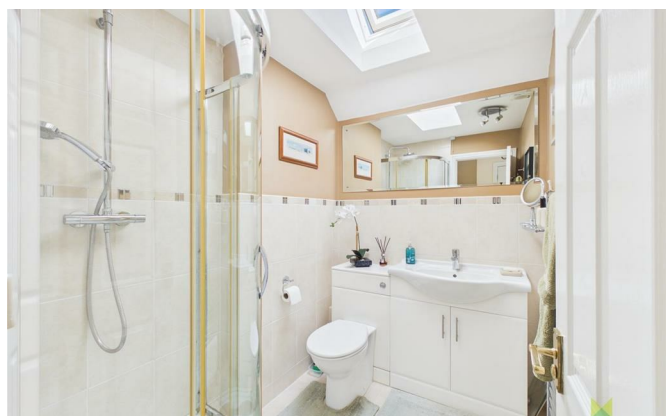


MONKS



1 Firs Close, St. Martins, Oswestry, SY11 3LT.

4 Bedroom House - Detached
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Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

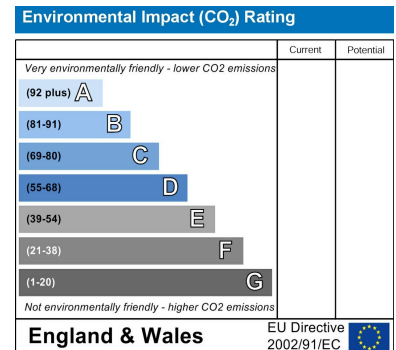
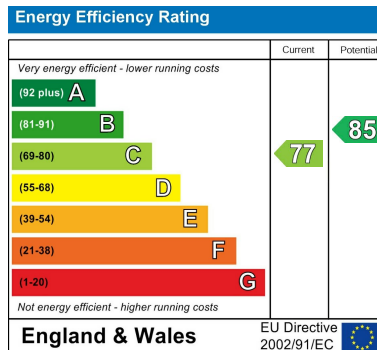
Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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