

Asking Price: £189,000

33 Cherry Tree Drive, St. Martins, Oswestry, Shropshire, SY11 3EQ

3 Bedrooms 1 Bathroom

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General Remarks

A well presented three 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: Hall, Living Room, Kitchen/Breakfast Room, Three Bedrooms and Shower Room.

Externally there are good sized gardens to the front and rear with a driveway to the side. The property benefits from uPVC double glazing and gas central heating. Early inspection is recommended as the property is offered for sale with no onward chain.

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

A part glazed uPVC door at the side of the property leads into:

Hall: Radiator, stairs to first floor landing and door off 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 expressively 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.

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Living Room: 14' 4'' x 11' 11'' (4.38m x 3.63m) Gas fireplace, TV/telephone points, radiator and door to:

Kitchen/Breakfast Room: 15' 2'' x 9' 4'' (4.63m x 2.85m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainer. Space for cooker with extractor hood over, space/plumbing for washing machine and tumble dryer. Integrated fridge and freezer, understairs cupboard, radiator, vinyl flooring, part tiled walls and part glazed uPVC door to side.

Stairs to first floor landing: Cupboard housing modern Worcester gas fired boiler, access to loft space and doors off to:

Bedroom 1: 12' 10'' x 8' 7'' (3.90m x 2.61m) Radiator and TV point.

Bedroom 2: 11' 3'' x 8' 7'' (3.42m x 2.61m) max Radiator and TV point.

Bedroom 3: 7' 7'' x 6' 6'' (2.30m x 1.98m) Radiator and TV point.










Snuggle

Shower Room: 6' 4" x 5' 6" (1.93m x 1.67m) Suite comprising large walk in shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Radiator, tiled walls, tile effect flooring and extractor fan.

Outside: At the front of the property the driveway is bordered by lawned gardens. Gates at the side lead to the rear gardens which include further lawns, timber decking, brick built walls and mature hedges.

EPC Rating: Awaiting EPC assessment.

Council Tax Band: Council Tax Band - 'B'.

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

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

Services: We are informed that mains electricity, gas, water and drainage are connected.

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.







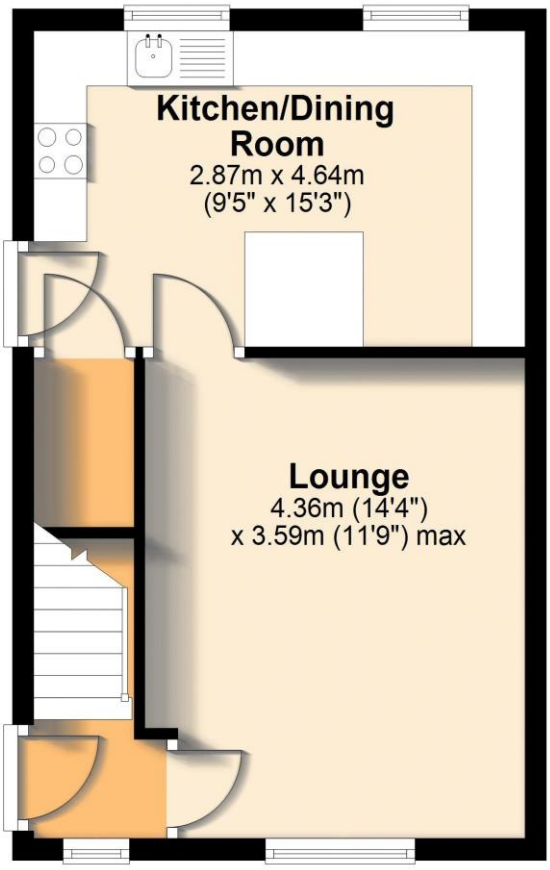


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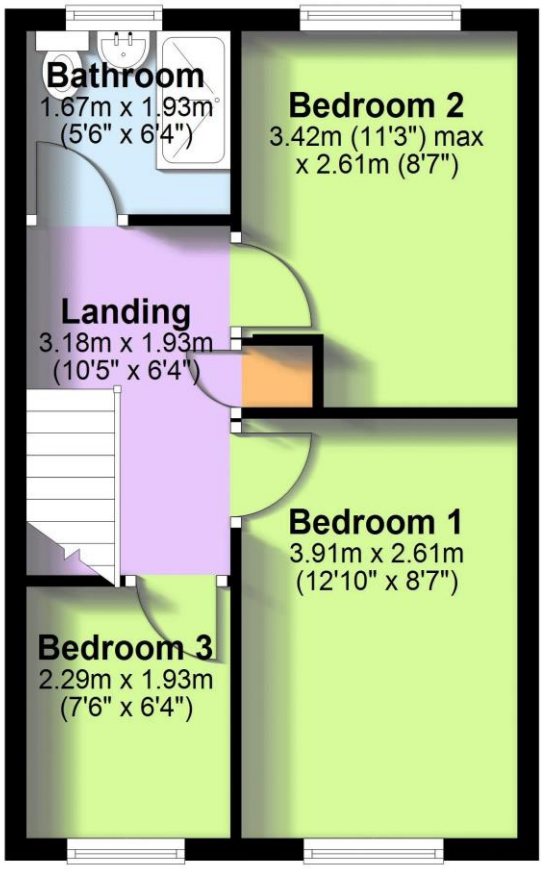
Ground Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 68.0 sq. metres (731.6 sq. feet)

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

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