



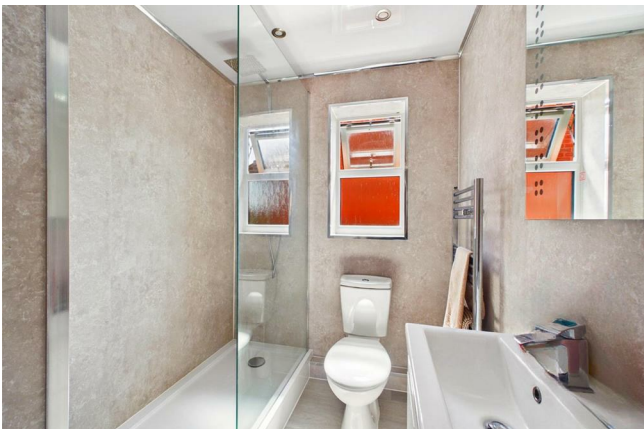
Roger
Parry
& Partners

Beechcroft Overton Road, St. Martins,
Oswestry, SY11 3DG



**Beechcroft Overton Road, St. Martins, Oswestry, SY11 3DG
Offers In The Region Of £295,000**

Beechcroft is a well presented three bedroom detached house benefitting from a village location backing onto open fields. In brief, the accommodation is comprised of entrance hall, living room, dining room, conservatory, kitchen, utility and cloakroom. To the first floor are three bedrooms and a bathroom. Externally there is a garage, driveway and turning area, together with a good sized rear enclosed garden.



LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include Stans Superstore with Post Office, Public Houses, Primary & Secondary School, Church, Leisure & Equestrian Facilities and local walks with superb views of the Welsh hills.

Five miles away is Oswestry which is a thriving market town, providing a good range of shopping and leisure facilities, and provides access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

ENTRANCE HALL

4'7" x 5'0" (1.41m x 1.53m)

With staircase leading to the first floor, ceiling light, and door into;

LIVING ROOM

14'4" x 11'10" (4.39m x 3.61m)

Light and airy room with uPVC double glazed window to the front elevation, fire surround with living gas flame fireplace and marble hearth, radiator, and ceiling light. Opening into;

DINING ROOM

9'3" x 7'2" (2.82m x 2.19m)

With double glazed patio doors leading into the Conservatory, radiator and ceiling light.

CONSERVATORY

9'0" x 7'8" (2.75m x 2.36m)

With UPVC double glazed windows to the rear and side elevation and UPVC double glazed doors leading onto the Rear Garden and Patio.

KITCHEN

9'1" x 7'7" (2.77m x 2.33m)

Fitted with a range of wall and base units with worksurfaces over, sink unit with drainer below a uPVC window overlooking the garden. Space for appliances, fitted electric oven with gas hob and extractor fan over, tiled floor, radiator, and under stairs storage cupboard.

UTILITY

4'0" x 8'11" (1.22m x 2.72m)

Base units for storage, wall mounted gas boiler, stainless steel sink, space for appliances, UPVC double glazed door and window to the rear. Door into the garage.

CLOAKROOM

2'11" x 5'10" (0.89m x 1.80m)

Comprising a two piece suite providing low flush WC, wash hand basin, radiator.

FIRST FLOOR

Loft hatch with pull down ladder, uPVC window to the side, built in storage cupboard and ceiling light.

Doors off too;

BEDROOM ONE

7'9" x 13'0" (2.38m x 3.98m)

Double room with two uPVC windows to the front, over stairs storage cupboard, built in wardrobe, ceiling light and radiator.

BEDROOM TWO

9'11" x 7'9" (3.04m x 2.37m)

With UPVC double glazed window to the rear elevation overlooking the open fields, ceiling light and radiator.

BEDROOM THREE

6'7" x 6'11" (2.03m x 2.11m)

With UPVC double glazed window to the rear elevation overlooking the countryside, ceiling light and radiator.

BATHROOM

5'9" x 7'8" (1.76m x 2.36m)

Modern suite with walk in shower cubicle, wash hand basin and WC. UPVC window to the side, heated towel rail and spot lighting.

EXTERNAL**GARAGE AND DRIVEWAY**

The garage has a up and over door, power and light points. There is a driveway and turning area to the front.

GARDENS

To the front is an area laid to lawn with gated access leading down the side.

the rear garden is mainly laid to lawn with fence to borders and a variety of plants and shrubs. Patio entertainment area leading off from the conservatory.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 2 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely to be good outdoor and variable indoor. We understand the Flood Risk is: Very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C - Shropshire Council. We would recommend this is confirmed during pre-contact enquires.

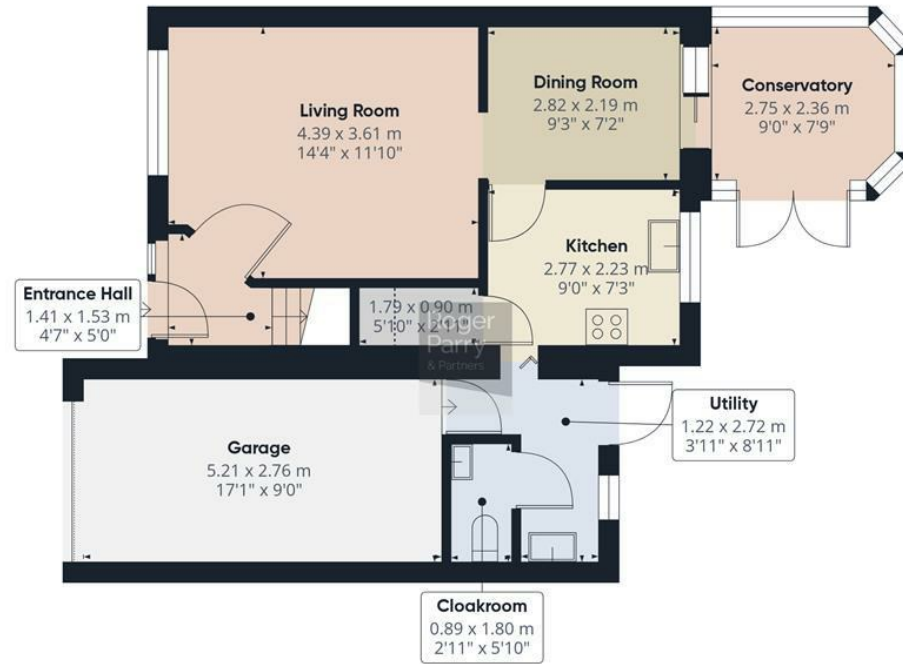
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

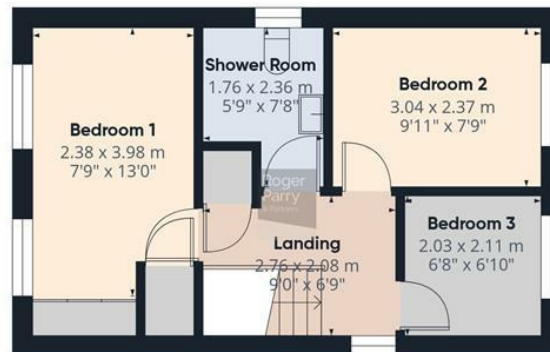
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

90.2 m²
972 ft²

Reduced headroom

0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Take the A5 towards Wrexham and at the Gledrid roundabout take the fourth exit signed St Martins. On reaching St. Martins, proceed through the village, and after passing the garage, Cross Keys Pub and Stans Superstore on your left hand side take the first turn at the mini roundabout into Overton Road. Proceed and the property will be viewed to the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.