

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £187,500

36 Oak Drive, St. Martins, Oswestry,  
Shropshire, SY11 3EX

---

🏠 3 Bedrooms

🚿 1 Bathroom



## 36 Oak Drive, St. Martins, Oswestry, Shropshire, SY11 3EX



### General Remarks

A spacious three bedroom semi detached property situated in an established residential development in the village of St Martins. The property offers generously sized living accommodation alongside large gardens in this corner plot location. There is off road parking provision and a garage/workshop to the side, while the property is warmed by gas fired central heating and includes uPVC double glazing. The property would make an ideal first time buy or upsizing family property and early inspection is recommended.

**Location:** The property is situated in the village of St Martins which offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester and the motorway network beyond. The area has an excellent bus service whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

### Accommodation

A uPVC door at the front of the property leads into:

**Hall:** Stairs to first floor landing, radiator, telephone point, thermostat and doors off to:

**Living Room:** 19' 7" x 9' 10" (5.98m x 3.00m)  
Feature fireplace, radiator, TV point and door to:

**Kitchen/Diner:** 19' 8" x 6' 5" widening to 11' 1" (6.00m x 1.96m widening to 3.39m) Range of fitted

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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 expressly 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.

base/eye level wall units with worktops over and inset stainless steel sink/drainers. Integrated oven with hob and extractor hood over.

Space/plumbing for fridge freezer, dishwasher and washing machine. Two radiators, part tiled walls, vinyl flooring, understairs storage cupboard and part glazed uPVC door to side of property.

**Stairs to first floor landing:** Airing cupboard housing Main gas fired boiler and slatted shelving, access to loft space and doors off to:

**Bedroom 1:** 11' 7" x 10' 4" (3.52m x 3.14m) max Radiator and overstairs cupboard.

**Bedroom 2:** 13' 9" x 9' 1" (4.18m x 2.76m) max Radiator.

**Bedroom 3:** 10' 10" x 6' 5" (3.31m x 1.95m) Radiator.

**Bathroom:** 7' 6" x 5' 7" (2.28m x 1.70m) Panel bath with Triton electric shower over, pedestal wash hand basin and low level flush w.c. Radiator, tiled walls and vinyl flooring.









**Garage/Workshop:** 15' 3" x 10' 7" (4.65m x 3.23m) Double doors to driveway and light/power facilities laid on.

**Gardens:** The property is set within a generous corner plot and includes extensive gardens to the front and side, which are a notable feature of the property. There are also additional gardens to the rear and off road parking provision is available at the side. The gardens themselves include lawns, well stocked flowering beds, paved seating areas and gravelled paths.

**Non Standard Construction:** We are advised that the property is of non standard construction and is a Wimpey No-Fines house. Both secured lending and house insurance has been possible to obtain on this property and others in the development. Mortgage buyers should consult their broker or lender for property specific advise.

**EPC Rating:** EPC Rating - Band 'D' (61).

**Council Tax Band:** Council Tax Band - 'A'.

**Local Authority:** Shropshire County Council.

**Services:** We are informed that the property is connected to mains gas, water, electricity and drainage supplies.

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

**Directions:** From Oswestry proceed north on the A483 towards Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins and continue on the B5070 towards the village. After entering into the village turn right onto Church Lane after passing the petrol station. Turn right again into Oak Drive and continue ahead where the property will be found on the right hand side.







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 expressly 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.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

