



**9 Braeburn Close, St. Martins, Oswestry SY11 3FP**

Offers in the Region of  
**£252,000**



**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

This modern three-bedroom semi-detached home, offered at £252,000, provides comfortable and efficient living in a sought-after location (SY11 3FP). Boasting an impressive EPC band 'B', this property benefits from UPVC doors and windows, double and treble glazing, and two allocated off-road parking bays, making it an ideal choice for a variety of buyers seeking contemporary accommodation.

Upon entering, you are greeted by an inviting **Entrance Hall** (2.01m x 4.91m / 6'7" x 16'1"), featuring a UPVC door, attractive wood effect flooring, and a radiator. A convenient **Guest Cloakroom** is also located on this floor, fitted with a hand wash basin, low level WC, radiator with a thermostatic valve, and tiled flooring.

The well-appointed **Kitchen** (2.27m x 3.81m / 7'5" x 12'6") is located at the rear of the property, equipped with rear aspect windows and a range of eye and base units. This functional space includes wood effect flooring, an integral gas hob and oven, dishwasher, fridge freezer, and plumbing for a washing machine, catering to all modern needs.

The bright and airy **Reception Room** (5.35m x 4.41m / 17'6" x 14'5") is the heart of the home, featuring rear aspect patio doors and windows that open to the garden, a radiator with a thermostatic valve, and continuation of the smart wood effect flooring, creating a perfect space for relaxation and entertaining.

Ascending the **Stairs and Landing**, which benefits from a fitted carpet, you will find an airing cupboard and a loft hatch (insulated and partly boarded), offering additional storage. **Bedroom 1** (3.1m x 3.32m / 10'2" x 10'10") is a tranquil retreat at the front of the house, featuring triple acoustic glazed windows, a fitted carpet, a built-in cupboard, and a radiator.

**Bedroom 2** (4.09m x 2.24m / 13'5" x 7'4") offers comfortable accommodation with rear aspect windows, a radiator with a thermostatic valve, and a fitted carpet. Similarly, **Bedroom 3** (2.07m x 3.03m / 6'9" x 9'11") provides a cosy space with rear aspect windows, a fitted carpet, and a radiator with a thermostatic valve.

The contemporary **Family Bathroom** (2.54m x 1.99m / 8'4" x 6'6") features side obscured glass windows, a low level WC, a hand wash basin, a heated towel rail, and a bath with a shower over, all complemented by tiled walls and floor.

Externally, the property boasts an enclosed **Front Garden**, mainly laid to lawn, with paths leading to a storm porch at the front door. The enclosed **Rear Garden** includes a lush lawn, a covered patio area perfect for outdoor dining, a path leading to the parking bays, and a new wooden shed, providing excellent outdoor space for enjoyment. The property benefits from mains gas heating, mains electric supply, and mains water supply. With 861 sq ft of living space, this home offers a comfortable and efficient lifestyle.

This beautifully presented modern home seamlessly blends comfort and convenience with its thoughtful design and excellent features. Secure your viewing today to





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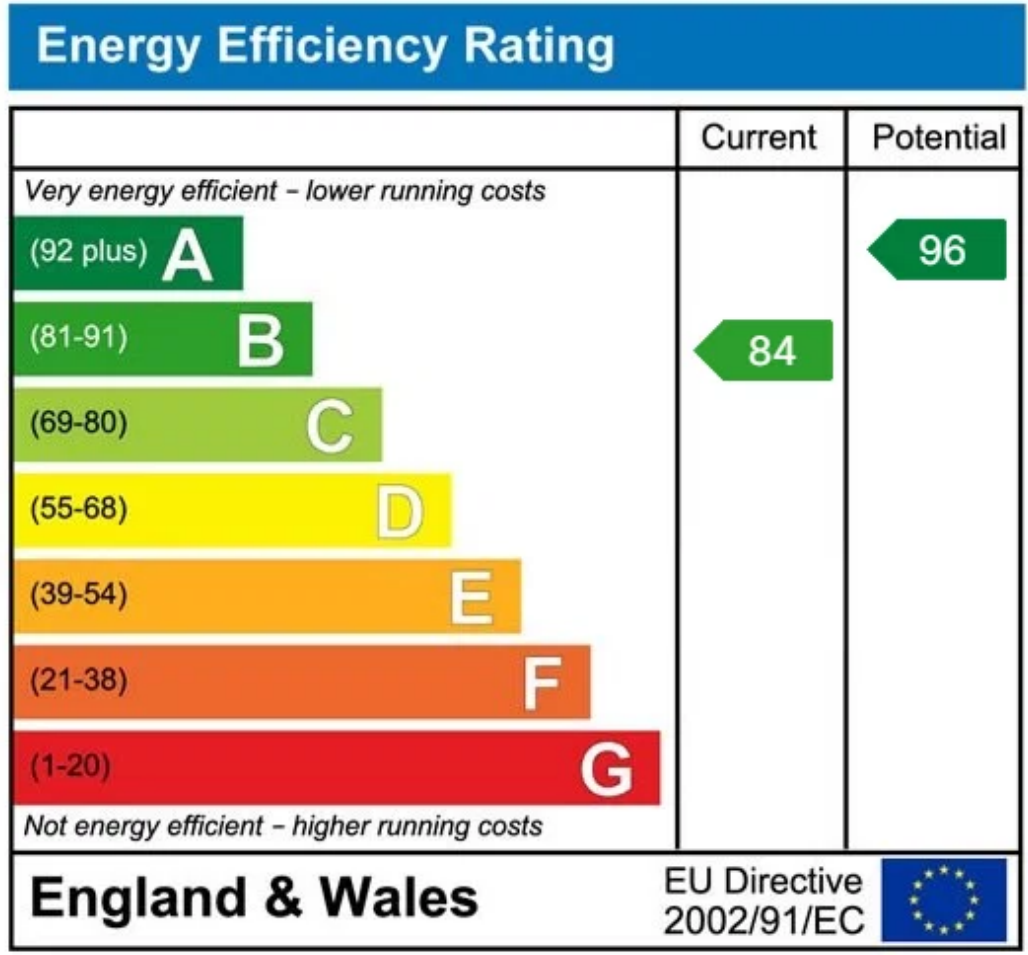
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