

# BOWEN

PROPERTY SINCE 1862



Asking Price £199,995

2 Alma Terrace, Cottage Lane, St. Martins, Oswestry,  
SY11 3BJ

🏠 2 Bedrooms

🚿 1 Bathroom

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### General Remarks

A well-presented two-bedroom mid-terrace cottage situated in a popular residential area within easy walking distance of the shops and amenities of St Martins. The property has the benefit of a good size enclosed rear garden and single garage.

**Location:** The property is situated on the northern fringe of 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

#### Partly Glazed Upvc Entrance Door:

**Entrance Hall:** Coconut matting area, radiator.

**Living Room:** 11' 10" x 10' 10" (3.61m x 3.30m)  
Radiator.

**Sitting/Dining Room:** 12' 2" x 11' 10" (3.72m x 3.61m)  
Cast iron feature fire surround and mantel set on a slate hearth, radiator.

**Kitchen:** 9' 0" x 9' 0" (2.75m x 2.75m) Wood effect vinyl flooring. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit with mixer tap, partly tiled walls. Built-in oven with 4 ring gas hob and extractor hood above. Spaces for appliances to include dishwasher, washing machine.

**Understairs Walk-in Pantry Area:** Space for refrigerator/freezer, wall shelves.

**Cloakroom:** Wood effect flooring, low level flush w.c.,

**Utility:** Wood effect flooring. Space for washing machine, 'Worcester' wall mounted gas boiler, radiator.

**Staircase to First Floor and Landing Area:** Access to roof space.

**Bedroom One:** 15' 5" x 11' 2" (4.69m x 3.40m) Radiator.

**Bedroom Two:** 11' 11" x 9' 9" (3.63m x 2.98m) Radiator.

**Bathroom:** 8' 11" x 8' 5" (2.73m x 2.56m) Wood effect vinyl flooring. Vanity sink incorporating low flush w.c., with tile splash, panel bath with shower attachment, walk in shower cubicle with mains fed dual head rain shower, heated towel rail.

**Outside:** The property is approached over a concrete pathway with a mature hedge to the front and small border. There is a good size enclosed rear garden which is mainly laid to lawn with a patio and slate area beyond providing useful entertaining and sitting area. Useful brick store shed and outside wall tap. A side gate provides a right of way over the neighbouring property.

**Single Garage:** A single garage with an 'up and over' door lies a short distance from the property.

**Services:** We understand mains electricity, gas, water and drainage are connected.

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

**Council Tax Band 'A' EPC Rating 73|C:**

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000



**Viewing and Further Information:** Viewings are strictly by appointment only through the sole selling agents Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

**Directions:** From Ellesmere proceed out of the town taking the B5068 sign posted Dudleston Heath/St Martins. Continue for approximately 5 miles into St Martins along the Ellesmere Road at the crossroads turn left into Cottage Lane after a short distance No:2 will be identified on the left handside by the agents for sale board.



Total area: approx. 87.1 sq. metres (938.0 sq. feet)

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

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.