

# 33 Moors Bank St. Martins Oswestry SY10 7BG



3 Bedroom House - Semi-Detached  
Offers In The Region Of £210,000

## The features

- SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- THREE GOOD SIZED BEDROOMS AND BATHROOM
- ENCLOSED EASY MAINTENANCE REAR GARDEN
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- KITCHEN/ UTILITY SPACE/ & CLOAKROOM
- LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'C'



**\*\*\* WELL PRESENTED THREE BEDROOM FAMILY HOME \*\*\***

An opportunity to purchase this well presented three bedroom semi detached family home, perfect for first time buyers and the growing family.

Occupying an enviable position on the edge of the self sufficient village of St Martins, with ease of access to a wealth of local amenities and transport links including railway station at Gobowen and the A5/ M54 motorway network.

Briefly comprising of entrance hall, lounge, kitchen, utility, cloakroom, three double bedrooms and family bathroom.

Having benefit of gas central heating, driveway with ample off road parking and enclosed easy maintenance rear garden.

Viewings essential

## Property details

### LOCATION

Occupying a convenient position on the edge of the sought after village of St Martins, this property enjoys a peaceful yet accessible setting just a short drive from the historic market town of Oswestry. Surrounded by rolling countryside and scenic walking routes, the location offers an ideal blend of rural charm and everyday practicality. A range of local amenities—including shops, schools, and a community centre—are close at hand, while excellent transport links provide easy connections to Shrewsbury, Wrexham, and beyond. Whether you're looking for a tranquil retreat or a well-connected, family-friendly neighbourhood, St Martins offers the best of both worlds.

### ENTRANCE HALL

Covered entrance and timber door lead into the Entrance Hall. Staircase leads to the First Floor Landing, doors leading off,

### LOUNGE

Dual aspect room with window to the front aspect and glazed door leading out to the Rear Garden. Feature fireplace with wooden mantel beam over housing log burning effect electric fire. Radiator.

### KITCHEN

Attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Drainer sink set into base level unit, space for double width freestanding oven with extractor hood over. Window to the front and side aspect, further range of wall mounted units, tiled flooring, space for freestanding fridge/ freezer.

### UTILITY CUPBOARD

With window to the rear aspect and having plumbing and amenities for washing machine.

### CLOAKROOM

With window to the rear aspect. WC and wash hand basin.

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing with window to the rear aspect, two storage cupboards, access to loft space. Doors leading off,

### BEDROOM 1

With window to the front aspect. fitted wardrobes. Radiator,

### BEDROOM 2

With window to the front aspect. Radiator.

### BEDROOM 3

With window to the rear aspect. Radiator.

### FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Radiator.

### OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for several vehicles. Side access leads to the Rear Garden which is laid with pavers and decorative shingles for ease of maintenance. Raised flower borders, wooden storage shed. Enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains electric, gas, water and drainage are connected with gas fired central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

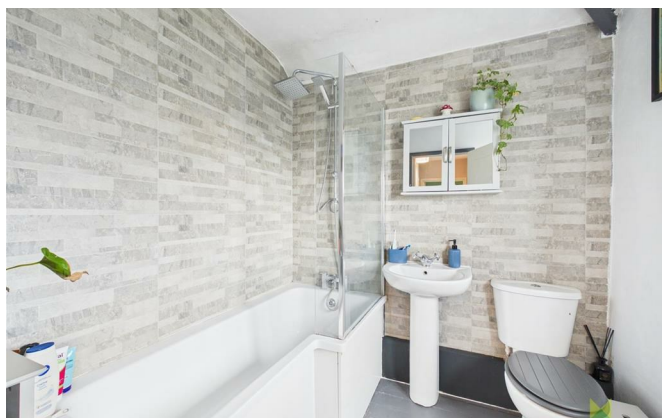
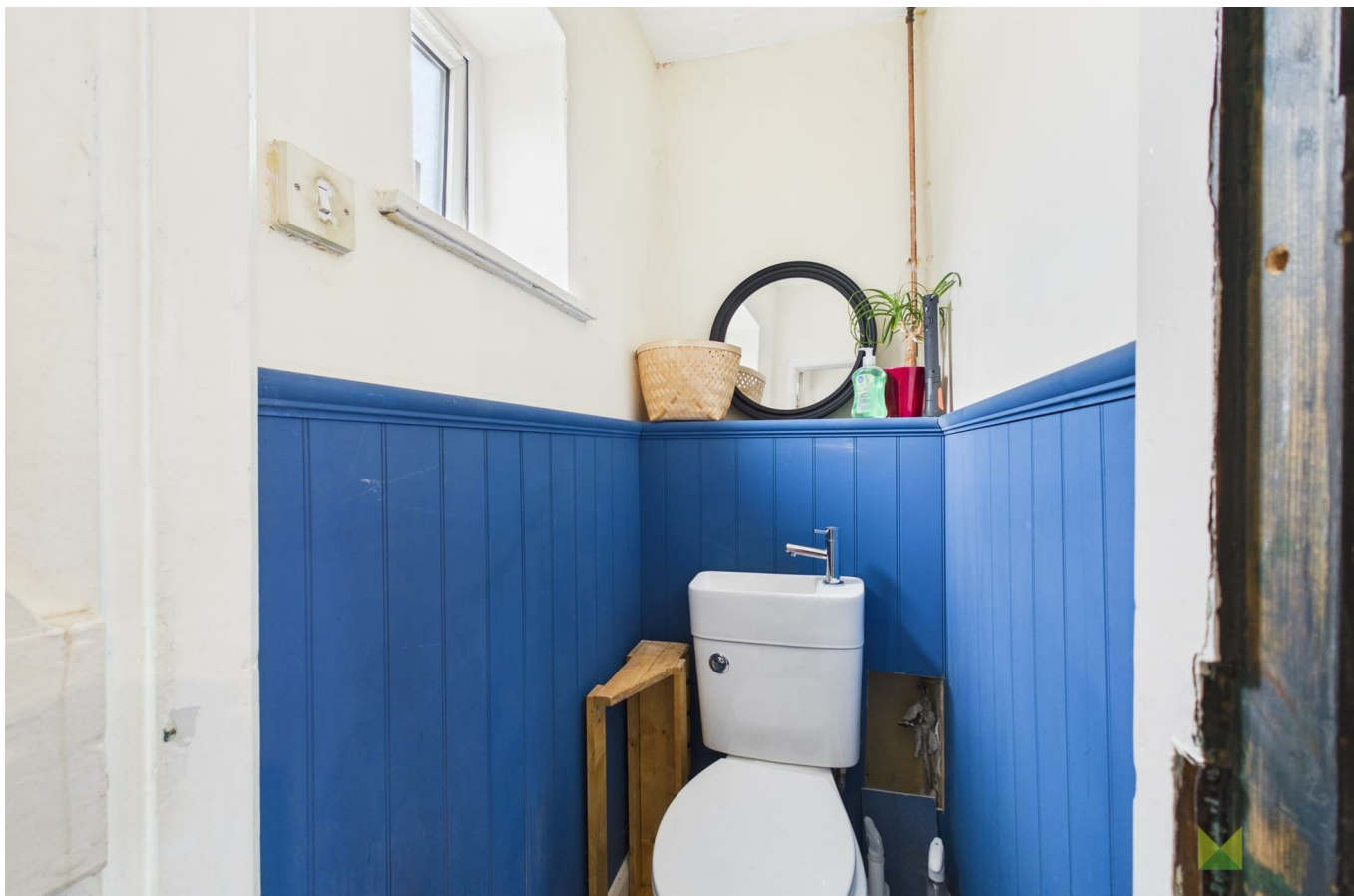
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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## Judy Bourne

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## Get in touch

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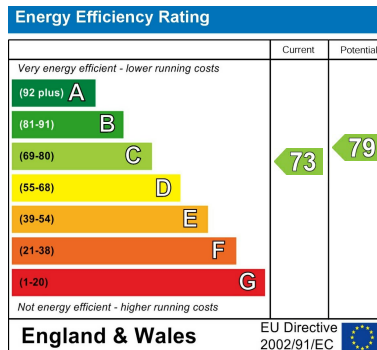
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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