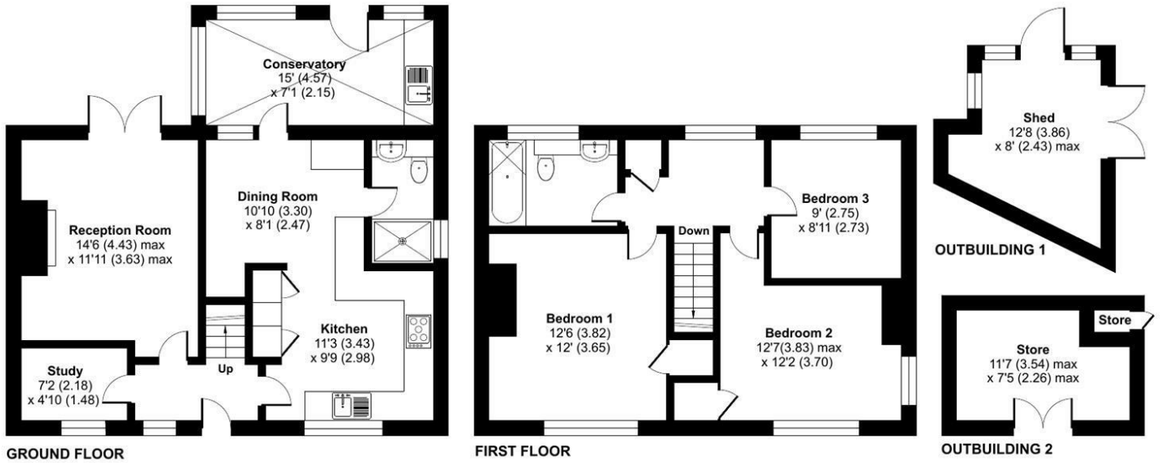
FOR SALE

42 Moors Bank, St. Martins, Oswestry, Shropshire, SY10 7BG

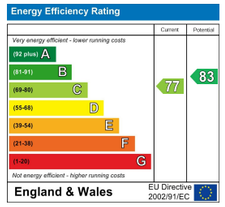
Approximate Area = 1163 sq ft / 108 sq m (exclude store)
Outbuilding = 170 sq ft / 15.7 sq m
Total = 1333 sq ft / 123.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1431794

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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FOR SALE

Offers in the region of £239,995

42 Moors Bank, St. Martins, Oswestry, Shropshire, SY10 7BG

A well presented and deceptively spacious three-bedroom semi-detached family home benefiting from much improved internal accommodation, off-street parking, and excellent gardens, conveniently situated within the popular village of St.Martins.

FOR SALE

Ellesmere (5 miles), Oswestry (7 miles), Wrexham (12 miles), Shrewsbury (21 miles).

All distances approximate.

3 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **Well Proportioned**
- **Modernised and Improved**
- **Conservatory**
- **Generous Gardens**
- **Private Parking**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 42 Moors Bank in St Martins for sale by private treaty.

42 Moors Bank is a deceptively spacious three-bedroom family home which has been the subject of significant modernisation and improvement works by the current vendors and which now provides over 1,100 sq ft of well-proportioned living accommodation arranged across generous two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Study, Kitchen, Dining Room, downstairs Bathroom, and Conservatory, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by two parking spaces to the rear alongside easily maintained gardens featuring an expanse of lawn bordered by a paved walkway and two useful storage sheds. To the fore, is an expanse of lawn and well maintained hedging intersected by a concrete walkway which leads to the front door.

SITUATION

42 Moors Bank is situated in the village of St. Martins with its array of amenities including Schools, Supermarket, and Public Houses. The property lies around 4.5 miles east of the lakeland town of Ellesmere, which provides a wider range of educational and recreational facilities, with the larger centres of Oswestry, Shrewsbury, Chester, and Wrexham all within easy reach.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

THE PROPERTY

The property provides principal access via a front door which opens into an impressive Entrance Hall, where stairs rise to the first floor. Turning left from the Entrance Hall, one enters a welcoming Living Room, this featuring French doors which exit directly onto the gardens; the room provides ample space for seating and entertaining.

Turning right from the Entrance Hall, access is provided into a Kitchen, which boasts a selection of fitted base and wall units, alongside a window overlooking the attractive front gardens, and a selection of integrated appliances, this leading onto the dining area and from where the downstairs bathroom can be accessed. From the dining room, a further door leads through to a useful conservatory with space for white goods and a rear door which leads to the garden.

Completing the ground floor accommodation, and accessed from the Entrance Hall, is a versatile room, presently used as a Study.

Stairs rise from the Entrance Hall to a first floor landing with access to a useful storage cupboard, and from where doors provide access into three well proportioned Bedrooms ideally suited to families. Bedrooms One and Two benefit from integrated storage cupboards. The living accommodation is completed by a family Bathroom positioned next to Bedroom One which has been recently modernised.

OUTSIDE

At present, the rear gardens are predominately laid to lawn and are ideal for families, with a decked patio area representing a lovely spot for outdoor dining and entertaining. The rear gardens also feature a store and shed which presently provide space for external storage but which offers scope for future uses such as home office/gym etc (LA consent permitting).

To the fore, is an expanse of lawn, established floral beds, well maintained hedging intersected by a concrete walkway which leads to the front door.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:
Study: 2.18m x 1.48m
Living Room: 4.43m x 3.63m
Kitchen: 3.43m x 2.98m
Dining Room: 3.30m x 2.47m
W/C:
Conservatory: 4.57m x 2.15m

- First Floor-
Bedroom One: 3.82m x 3.65m
Bedroom Two: 3.83m x 3.70m
Bedroom Three: 2.75m x 2.73m
Family Bathroom:

W3W

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DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins, passing through Criftins and Dudleston Heath until, when reaching a mini-roundabout within the village, take the second exit to continue onto Overton Road. Proceed for a further approx 0.7 miles and, when reaching a further roundabout, take the second exit, and the property will be positioned on the left, identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.