FOR SALE

Offers in the region of £225,000

13 Orchard Close, St. Martins, Oswestry, SY11 3FF

A well presented modern three-bedroom semi-detached family home boasting stylishly appointed living accommodation, driveway with garage, and attractive gardens with open aspect to the rear, enviably positioned within a select development of homes on the edge of St.Martins.

FOR SALE

Ellesmere (5 miles), Oswestry (6 miles), Wrexham (12 miles), Shrewsbury (22 miles)

All distances approximate

- Modern Family Home
- Open-Plan Living Area
- Three Bedrooms
- Garage and Driveway
- Front and Rear Gardens
- Select Development

DESCRIPTION

Halls are delighted with instructions to offer 13 Orchard Close in St.Martins for sale by private treaty.

13 Orchard Close was constructed less than 10 years ago by a well regarded local developer and has since been carefully maintained by the current vendor to now provide almost 800 sq ft of thoughtfully designed and stylishly presented living accommodation.

The property is complemented by well maintained gardens which, to the fore, provide driveway parking for a number of vehicles, this flanked to one side by an area of lawn and leading on to a single garage. The rear gardens enjoy an open aspect and at present comprise a further area of lawn bordered by established floral and herbaceous beds, alongside a paved patio area positioned to the rear of the garage.

SITUATION

The property occupies a desirable position within a select development of homes situated on the perimeter of the popular village of St.Martins, which provides a respectable range of day-to-day amenities, including School, Public Houses, Petrol Station, and the local renowned Stans Supermarket. The village is conveniently located for access to the nearby lakeland town of Ellesmere and the vibrant market town of Oswestry, both of which enjoy a wider range of facilities, with the county centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance.

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 is principally accessed via an external covered Porch which opens into a gloriously open-plan ground floor Living Area, with light provided from an attractive bay window overlooking the front elevation and via a window and patio doors positioned to the rear, the latter opening directly onto the gardens. The room, whilst comprising an attractive kitchen which features a selection of modern fitted units, offers a wonderfully blank canvas with ample space provided for seating and dining areas.

The ground floor accommodation is completed by a useful Cloakroom, positioned beneath the stairs and accessed directly from the living Space, which features a low-flush WC and hand basin.

Stairs rise to a first floor landing with two useful recessed storage cupboards, from where access is provided into three well proportioned Bedrooms, with Bedrooms One and Two benefitting from integrated wardrobes and with all the Bedrooms served by well appointed Family Bathroom which features a window onto the rear and an attractive white suite which comprises a panelled bath, low-flush WC, and hand basin.

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

OUTSIDE

The property is approached onto a tarmac driveway with space for two vehicles, this leading on to a detached single Garage (approx. 5.00m x 2.50m) with up-and-over front access door and with power and light laid on; with the driveway flanked to one side by an area of shaped lawn.

The rear gardens are a notable feature of the property and offer an open aspect to the north across a field, whilst at present featuring an expanse of lawn retained within an established floral and herbaceous border, these complemented by a paved patio area running from the patio doors to the rear of the garage and representing an ideal spot for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Living/Dining/Kitchen Area: 8.55m x 4.56m
Cloakroom:

- First Floor -
Bedroom One; 3.56m x 2.54m
Bedroom Two: 2.85m x 2.49m
Bedroom Three: 2.33m x 1.98m
Family Bathroom:

W3W

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DIRECTIONS

Leave Ellesmere via B5068, continuing through the village of Dudleston Heath until, shortly after entering St.Martins, a left hand turn leads onto Cottage Lane. Proceed on Cottage Lane for around 0.2 miles until a right hand turn leads into the Orchard Close development, with number 13 situated on the left and identified by a Hall "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, electricity and gas.
The property benefits from private drainage. The house has a private system for all ten houses, each owner is a shareholder in the company that runs it.

MANAGEMENT CHARGES

There will be a management charge of around £67.09 per month to cover running costs.

LOCAL AUTHORITY

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

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

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, SY12 0AW.

FOR SALE

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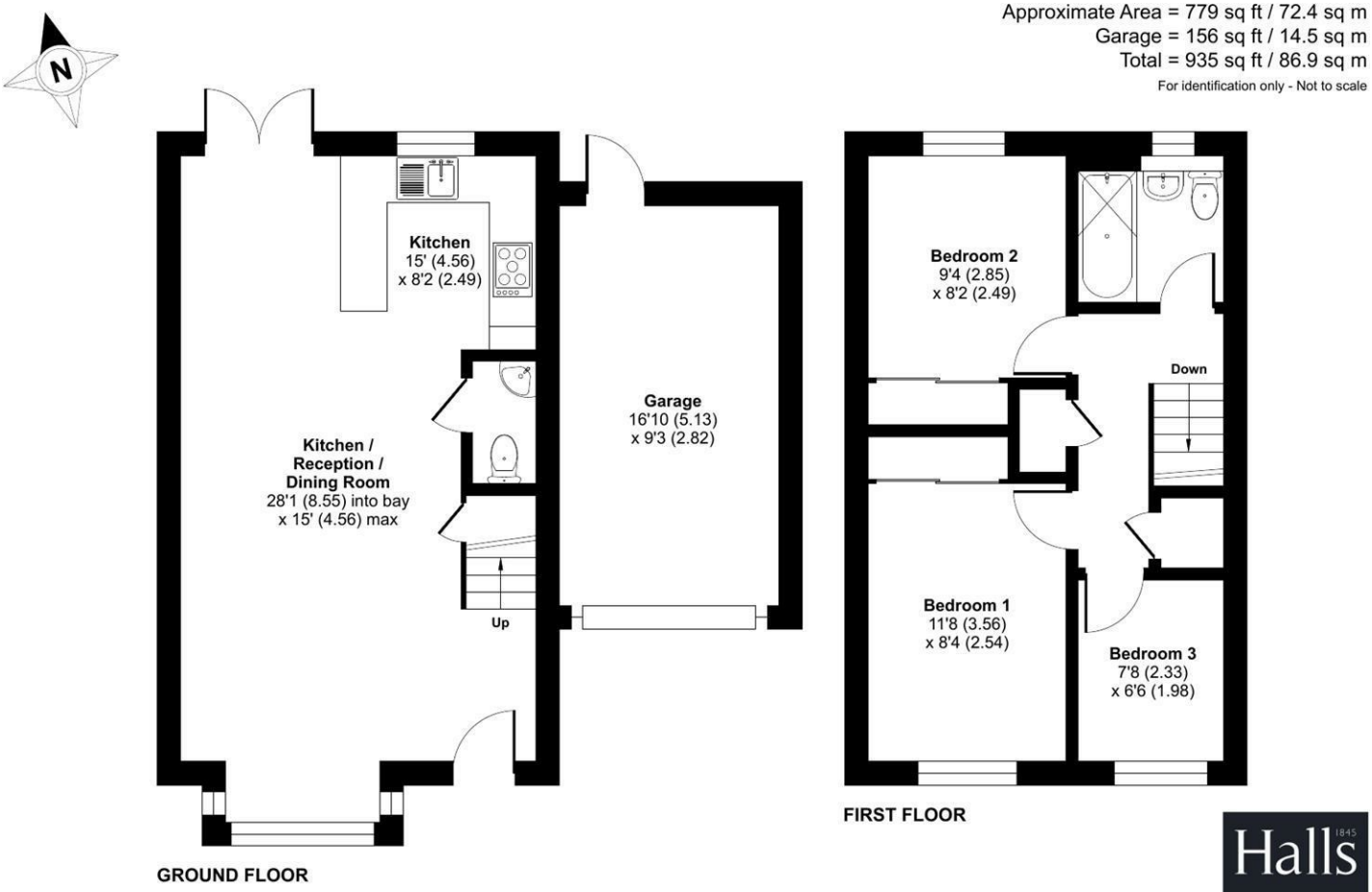
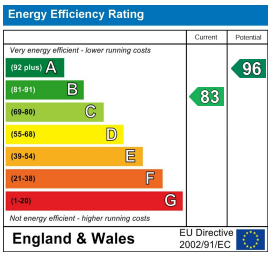
Approximate Area = 779 sq ft / 72.4 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 935 sq ft / 86.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1381359

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 Ratings



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Ellesmere Sales
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