



FOR SALE

Offers in the region of £275,000

1 Sycamore Close, St. Martins, Oswestry, SY11 3EL

A substantial four-bedroom semi-detached family home boasting ample driveway parking, integral garage, and spacious rear gardens, enviably situated in a quiet cul-de-sac within a popular development in the village of St. Martins.



Ellesmere (6 miles), Oswestry (5 miles), Shrewsbury (23 miles) and Chester (17 miles).

(All distances approximate)



- Stylishly Presented
- Over 1,100 sq ft
- Master with En-suite
- Driveway and Garage
- Cul-De-Sac Setting
- Village Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Sycamore Close in St Martins for sale by private treaty.

1 Sycamore Close is a much improved and substantially extended four-bedroom semi-detached family home which has, in recent years, been subject to a scheme of modernisation works and now provides over 1,100 sq ft of well proportioned and stylishly presented living accommodation arranged across two spacious floors.

The property is positioned within good sized gardens which lie to the front and rear, with the former of these offering ample driveway parking for a number of vehicles and leading on to an integral single garage. To the rear are family friendly gardens which comprise an expanse of lawn and a paved patio area.

SITUATION

The property occupies a desirable position within a quiet cul-de-sac in 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, Criffins 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 a covered external Porch which opens into an Entrance Hall, where stairs rise to the first floor and a door leads to the right into a welcoming Living Room, this featuring a window overlooking the front elevation and ample space for seating arranged around a centrally positioned "living flame" electric fire.

From the Living Room, a door opens into a wonderful open-plan Living/Dining Room which runs almost the entire breadth of the property and serves as the heart of this spacious family home, whilst offering a particularly sociable space ideally suited to entertaining and family moments alike. Having been modernised in recent years, the kitchen boasts a selection of fitted base and wall units with work surfaces over, these set against metro-tiled walls and positioned alongside a planned space for seating.

Completing the ground floor accommodation is a useful Utility Room with inset Cloakroom, with the room featuring a secondary access door which exits directly onto the rear gardens.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where doors provide access into four comfortably-sized Bedrooms. The Master boasts an adjoining En-Suite Shower Room containing a modern white suite, whilst the remaining Bedrooms are served by a Family Bathroom which, again, features a modern suite comprising a panelled bath, low-flush WC, and hand basin.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



OUTSIDE

The property is approached onto a spacious driveway providing ample space for a number of vehicles and leading on to an integral Garage with up-and-over front access door, and with power and light laid on.

The rear gardens are particularly suited to families and, at present, feature an expanse of lawn bordered by a paved patio area, the latter representing an ideal space for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:

Living Room: 4.28m x 3.60m
Kitchen/Dining Room: 6.52m x 2.88m
Utility Room:
Cloakroom:

- First Floor -

Bedroom One: 4.10m x 3.36m
En-Suite:
Bedroom Two: 3.38m x 2.96m
Bedroom Three: 3.84m x 2.59m
Bedroom Four: 3.40m x 2.60m
Family Bathroom:

W3W

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DIRECTIONS

Leave Ellesmere via the B5608, continuing through Criftins and Dudleston Heath until reaching a mini-roundabout in the village of St.Martins. Here, take the first exit onto Green Lane where, shortly after, a left hand turn leads in to Cherry Drive. Proceed on Cherry Drive for around 0.1 miles until a right hand turn leads into the cul-de-sac of Sycamore Close, where the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

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

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

ANTI-MONEY LAUNDERING (AML) CHECKS

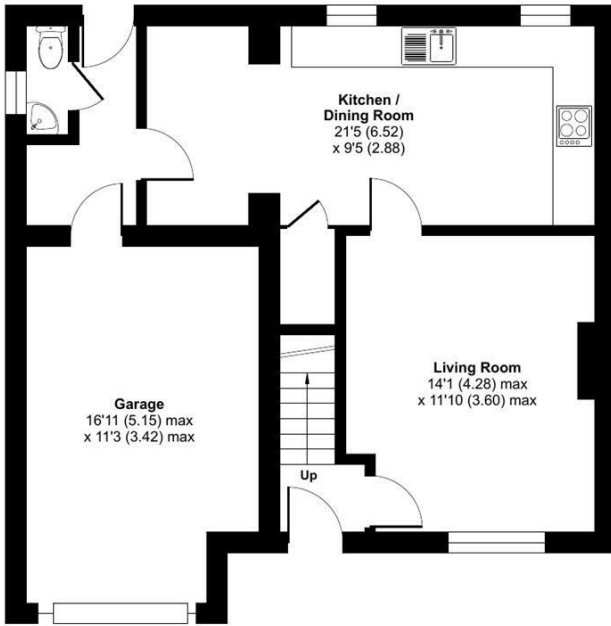
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

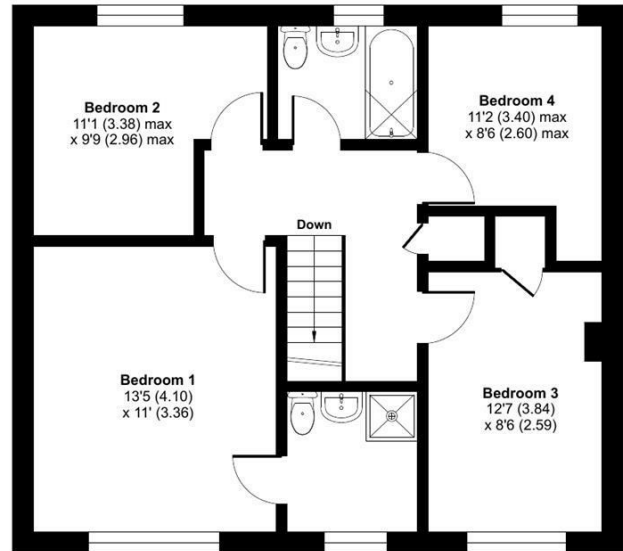
FOR SALE

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Approximate Area = 1117 sq ft / 103.8 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1295 sq ft / 120.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

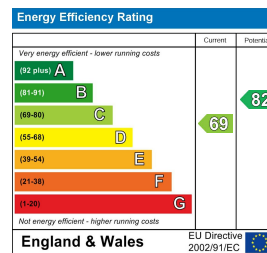


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1437721

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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