FOR SALE

5 Pleasant Gardens Ellesmere Road, St. Martins, Oswestry, SY11 3BE

GENERAL REMARKS

SERVICES
Mains electricity, water, and drainage. Heating via air-source heat pump to internal radiators. These services have not been tested.

FIXTURES & FITTINGS
- Fitted carpets to lounge, hall, stairs, landing and bedrooms. Choice of colour.
- Fitted luxury vinyl tiles to kitchen/dining room. Choice of colour.
- Choice of Kitchen cupboard door colours.
- EV charging point.

LOCAL AUTHORITY
Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX
To be confirmed by the Local Authority.

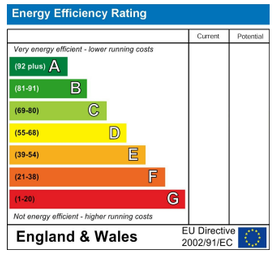
TENURE
The tenure is freehold, and vacant possession will be available upon completion.

VIEWINGS
Strictly by appointment through the sole selling agents, Halls, Oswestry Office:
Tel: 01691 670320

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.

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 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com

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FOR SALE

Offers in the region of £305,000

5 Pleasant Gardens Ellesmere Road, St. Martins, Oswestry, SY11 3BE

A brand-new four-bedroom detached home on a select private development in the heart of St Martins. Built by CGL Construction with a 10-year structural warranty, the property offers modern, energy-efficient living with stylish interiors, an enclosed rear garden, and an integral garage. Ideally positioned for access to village amenities, schools, and major transport links, including Gobowen rail station, this is a superb opportunity for families or professionals seeking a quality home in a well-connected yet peaceful village setting.

FOR SALE

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- Brand-new four-bedroom detached home
- Stylish, energy-efficient design with air source heating
- Integral garage, private driveway & enclosed garden
- Walking distance to village centre & local schools
- Excellent road and rail links to Oswestry, Wrexham & Shrewsbury
- Built by CGL Construction with 10-year warranty

DESCRIPTION

A contemporary four-bedroom detached home set within a quality private development in St. Martins. Constructed by CGL Construction with attention to detail and modern efficiency, this attractive family home offers bright and spacious living accommodation, an integral garage. Energy-efficient air source heating, UPVC double glazing, and enclosed gardens complete the package.

SITUATION

Mount Pleasant is a new collection of homes just off Ellesmere Road, perfectly located for everyday convenience and commuter ease. St. Martins village offers local shops, schools and services, while Oswestry, Ellesmere, and Wrexham are just a short drive away. Gobowen Station provides direct rail connections to Shrewsbury and Chester.

DIRECTIONS

From Oswestry, proceed along the A5 toward Wrexham. Exit at St Martins and continue along Ellesmere Road. The Pleasant Gardens development is located on the right-hand side shortly after the village centre.

W3W

///vitality.yield.menu

SCHOOLING

St Martins School, combining both primary and secondary levels on one campus, is easily accessible on foot. Additional options including Oswestry School and Ellesmere College are within comfortable reach.

THE PROPERTY

This newly built home is of brick and internal timber frame construction with modern architectural detailing. The house is fully double glazed and heated by an efficient air source heat pump. CGL Construction delivers high standards and a 10-year structural warranty for peace of mind.

OUTSIDE

The property features a private driveway with low brick boundary wall to the front and an enclosed garden to the rear, laid to lawn and enclosed with timber screen fencing. Ideal for families, pets, or entertaining outdoors.

THE ACCOMMODATION COMPRISES:

Entrance hall with cloakroom

Living room

Open plan kitchen/dining area with garden access

Four bedrooms

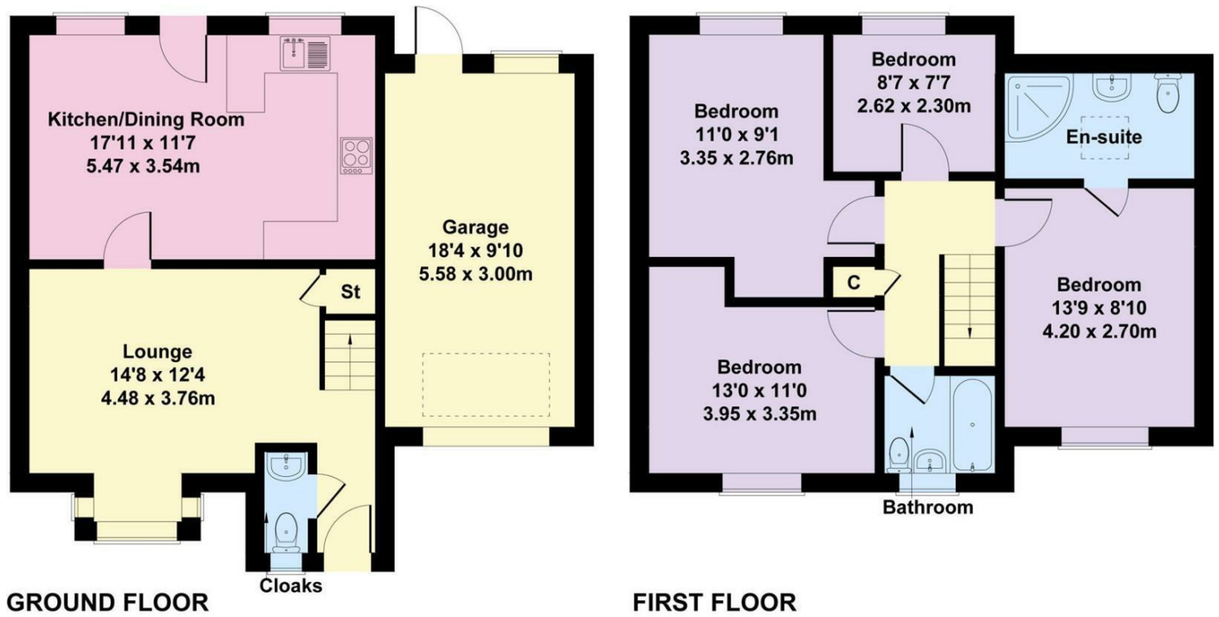
Family bathroom

Ensuite to principal bedroom

Integral single garage

Type C Mount Pleasant

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2024
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