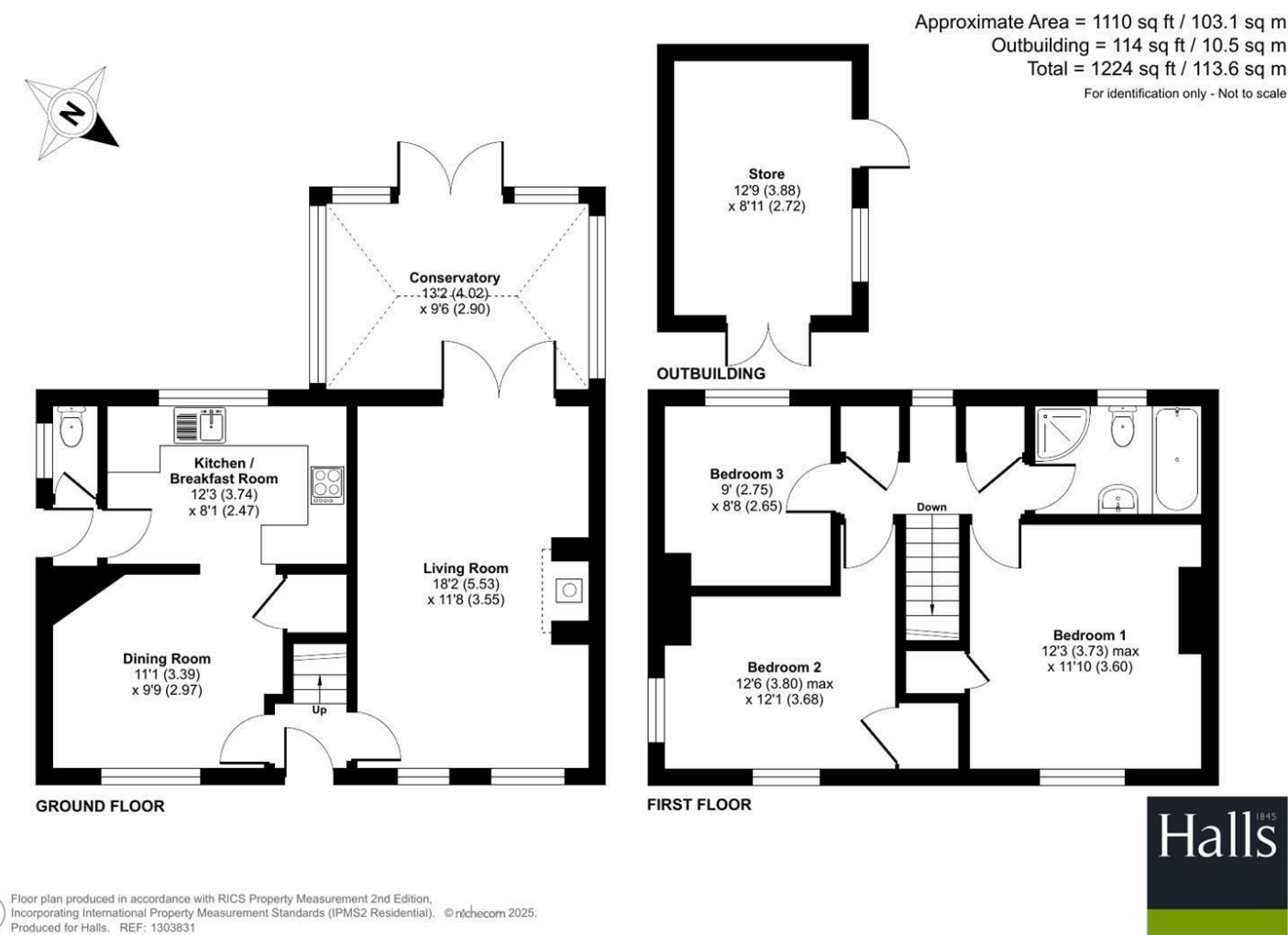


FOR SALE

9 Moors Bank, St. Martins, Oswestry, SY10 7BE



FOR SALE

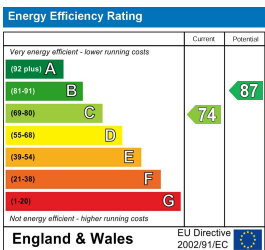
Offers in the region of £225,000

9 Moors Bank, St. Martins, Oswestry, SY10 7BE

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



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



01691 622602


Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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


All distances approximate.



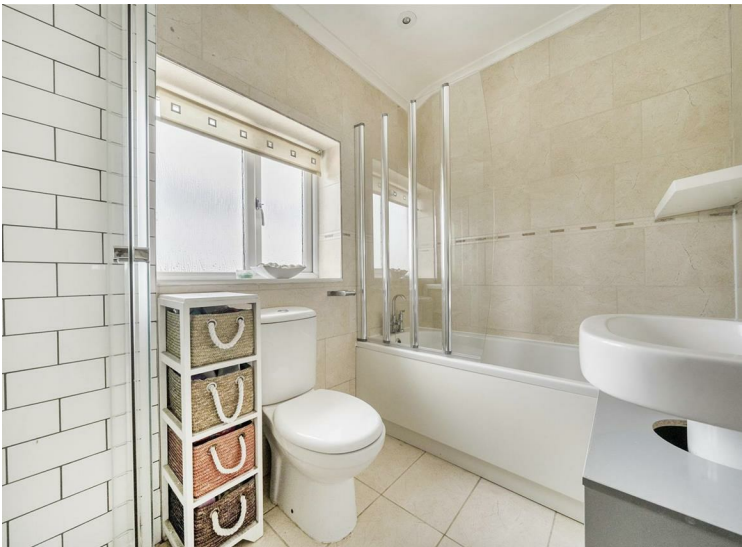
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well Proportioned
- Modernised and Improved
- Conservatory
- Generous Gardens
- Aspect over Open Countryside
- Popular Village Location

DESCRIPTION

Halls are delighted with instructions to offer 9 Moors Bank in St Martins for sale by private treaty.

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

The property is enviably positioned within generous gardens which extend, in all, to around 0.15ac and enjoy a pleasant south-easterly aspects whilst culminating with an outlook across open countryside. To the front of the property is off-street parking for a number of vehicles, with, to the rear, an expanse of lawn inset with an artificial lawn and bordered by a paved patio area.

SITUATION

9 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 array of educational and recreational facilities, with the larger centres of Oswestry, Shrewsbury, Chester, and Wrexham all within easy reach.

THE PROPERTY

The property provides principal access via a covered external Porch which enters into an Entrance Hall where stairs rise to the first floor and a door leads immediately to the right into a well-proportioned Living Room with window onto the front elevation, multi-fuel burner situated within a centrally positioned inglenook, and double-opening doors which provide access to the rear into a Conservatory, this enjoying glazing onto three aspects and views across the large gardens.

Turning left from the Entrance Hall, one enters a versatile Dining Room with window onto the front, with the room offering scope for use as a Family Room, and from where a planned walkway leads through to a Kitchen/Breakfast Room which comprises a selection of base and wall units with work surfaces over and window overlooking the gardens, alongside a door which opens into a Rear Porch with external door and access into a Cloakroom.

Stairs rise from the Entrance Hall to a first floor landing with a number of recessed storage cupboards, and from where doors provide access into three well proportioned Bedrooms, with Bedroom Three enjoying elevated views towards open countryside. The living accommodation is completed by a family Bathroom positioned next to Bedroom One which contains a modern white suite and attractive metro-tiled walls.

OUTSIDE

The property is approach onto a concrete parking area positioned to the front of the property, this providing space for a number of vehicles and partially retained within a mid-height brick wall.

The rear gardens are a particularly notable feature of the property, being larger than might be expected whilst enjoying a pleasant south-easterly aspect and culminating with an aspect across open-countryside. At present, the rear gardens are predominately laid to lawn and ideal for families, with a paved patio area representing a lovely spot for outdoor dining and entertaining, and with the lawns inset with a section of artificial lawn. The rear gardens also feature a useful outbuilding which presently provides for external storage but which offers scope for future uses such as home office/gym etc. (LA consent permitting).

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:
Living Room: 5.53m x 3.55m
Dining Room: 3.39m x 2.97m
Kitchen/Breakfast Room: 3.74m x 2.47m
Cloakroom:

- First Floor-
Bedroom One: 3.73m x 3.60m
Bedroom Two: 3.80m x 3.68m
Bedroom Three: 2.75m x 2.65m
Family Bathroom:

W3W

///bumping.printers.screeches

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 first 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. We are advised that the property is served by FTTP broadband.

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.