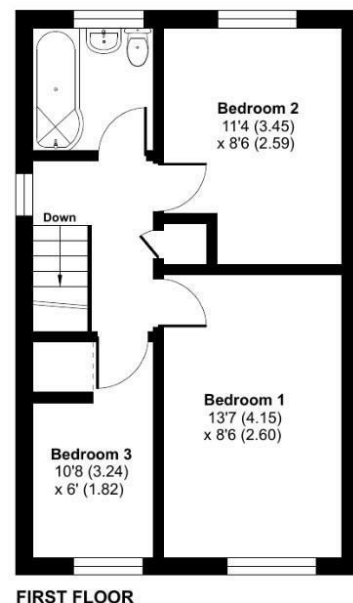
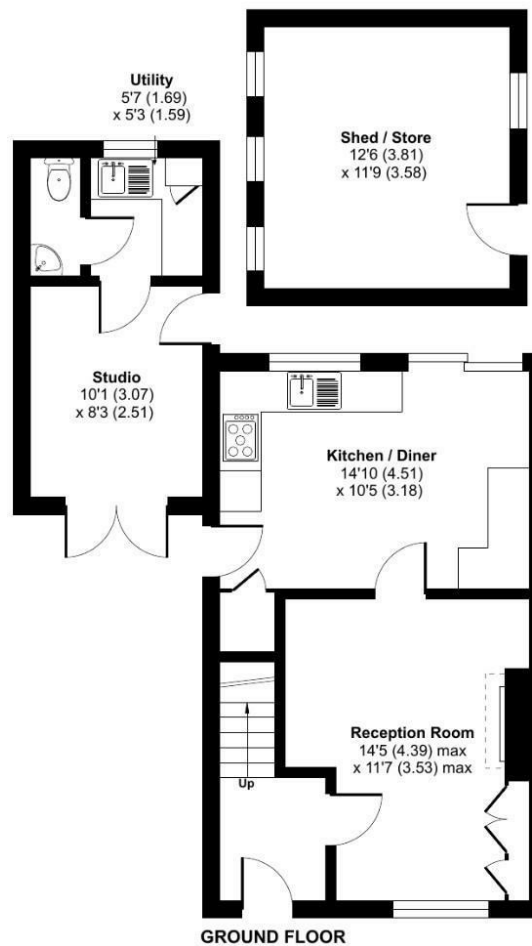


FOR SALE

1 Green Lane, St. Martins, Oswestry, Shropshire, SY11 3QE

Halls 1845



Approximate Area = 750 sq ft / 69.6 sq m  
Outbuildings = 280 sq ft / 26 sq m  
Total = 1030 sq ft / 95.6 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). © nchecom 2025. Produced for Halls. REF: 1332795

FOR SALE

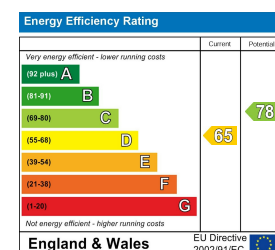
Offers in the region of £200,000

1 Green Lane, St. Martins, Oswestry, Shropshire, SY11 3QE

**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



Conveniently situated in the centre of St Martins, this three bedroom semi detached family home is situated in a generous plot. The accommodation comprises of an entrance hall, lounge with open fire, refitted kitchen/dining room, landing, three bedrooms and refitted bathroom. Externally, the property benefits from off road parking and car port to the front, large paved patio entertaining area to the rear with lawned area, large shed and timber fence surround. There is a salon/ office to the side of the property with a kitchenette area and W.C. offering great potential to any purchaser.



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@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.



halls.gb.com

01938 555552

Residential / Fine Art / Rural Professional / Auctions / Commercial





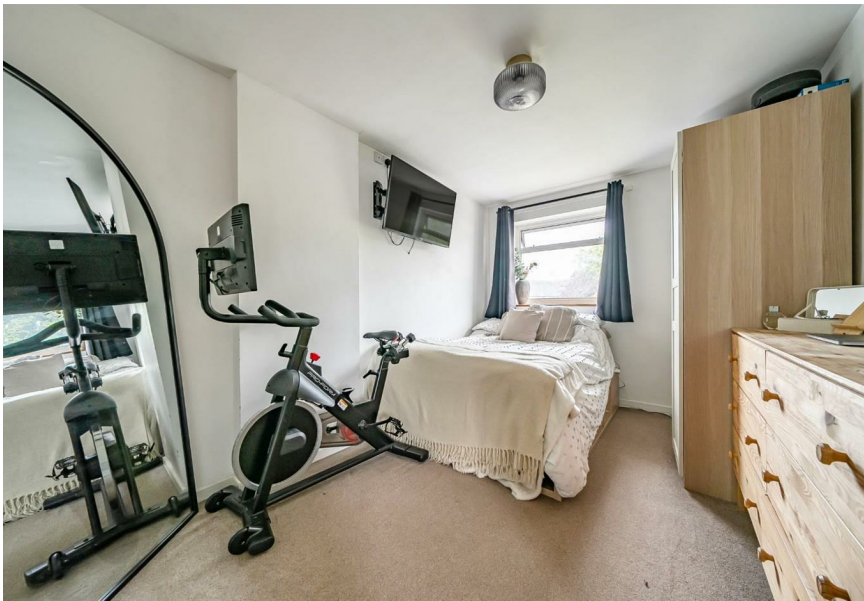
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Three-bedroom semi-detached family home**
- **Conveniently located in the centre of St Martins**
- **Generous plot with off road parking and carport to front**
- **Large paved patio and lawned area to rear with large shed and timber fence surrounding the garden**
- **Refitted kitchen/ dining room and bathroom**
- **Additional salon/ office with kitchenette and W.C. offering great potential for various uses**

Frosted double glazed entrance door leading into

**Entrance Hall**

Stairs off, radiator.

**Living Room**

Double glazed window to front elevation, radiator, open fire with cast iron grate, tiled hearth with timber surround, wood laminate floor covering, door to

**Kitchen/ Dining Room**

Fitted with a range of wall and base units, one and a half bowl stainless steel sink drainer unit with mixer tap, gas hob, electric hob, plumbing and space for washing machine, laminate work surfaces, space for fridge freezer, stainless steel extractor canopy, radiator, double glazed window to rear elevation, double glazed patio doors lead out to the rear garden, tiled floor, under stairs shelved pantry cupboard, frosted double glazed door to side elevation, recess spotlights.

**Landing**

Shelved airing cupboard, radiator, double glazed window to side elevation, loft access with drop down ladder, boarded storage area.

**Bedroom One**

Double glazed window to front elevation, radiator, television point.

**Bedroom Two**

Double glazed window to rear elevation, radiator.

**Bedroom Three**

Double glazed window to front elevation, radiator, wardrobe recess with hanging rail.

**Bathroom**

Fitted with a white suite comprising P-shaped bath with rainfall shower over and screen, pedestal wash hand basin, low level W.C., frosted double glazed window to rear elevation, tiled walls, recess spotlights, extractor fan, heated chrome towel rail, tiled floor.

**Salon/ Office**

Double glazed patio doors to front elevation, radiator, wood laminate floor covering, double glazed door into rear garden, kitchenette area with sink drainer unit, double glazed window to rear elevation, base units with laminate work surfaces, cupboard housing Worcester combination boiler.

**W.C.**

Low level W.C., wash hand basin set on vanity unit with storage cupboard under, wood laminate floor covering, extractor fan.

**Externally**

To the front, the property has Tarmacadam and gravelled off road parking area with carport to side of property, entrance canopy. To the rear there is a paved patio entertaining area, outside tap, courtesy light, large lawned area, further paved seating area to rear of garden, fence surround and large shed.

**Services**

Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

**Local Authority/Tax Band**

Shropshire Council  
Guildhall, Frankwell Quay, Shrewsbury, England SY3 8HQ

The property is in band 'B'

**Directions**

Postcode for the property is SY11 3QE

What3Words Reference is silver.ringers.shape

**Viewings**

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

**Anti Money Laundering 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.

**Websites**

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)