

# Town & Country

Estate & Letting Agents



**8 Ifton Fields, St Martins, SY11 3LU**

**Offers In The Region Of £200,000**

Located in the popular area of Ifton Fields, St. Martins, this well presented end-mews house presents an excellent opportunity for families seeking a comfortable and modern living space. Built in 1997, the property boasts a generous 797 square feet of well-designed accommodation, featuring three inviting bedrooms that provide ample space for relaxation and rest. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests. The modern kitchen/ dining room is equipped with contemporary fittings, making it a delightful space for culinary enthusiasts. The bathroom has also been tastefully updated, ensuring both style and functionality. The property is situated within a small development in a popular location, offering a sense of community while still providing the tranquillity of suburban living. The property also has off road parking and well maintained gardens to the front and the rear. This property is a great family home that combines comfort, modernity, and convenience. With its prime location and well-maintained interiors, it is an ideal choice for those looking to settle in a friendly neighbourhood. Do not miss the chance to make this delightful house your new home.

### Directions

Take the Gobowen road out of Oswestry and join the A5 travelling towards Wrexham. At the Gledrid roundabout take the fourth exit towards St. Martins. Follow the road into the village and shortly after passing the petrol station turn right into Ifton Fields where the property will be seen on the right hand side.

### Accommodation Comprises

#### Hallway

The hallway has a radiator, a part glazed door to the front, stairs leading to the first floor and a door leading to the lounge.

#### Lounge 12'11" x 14'6" (3.96m x 4.43m)



The good sized, bright lounge has a window to the front, a radiator, coved ceiling and under stairs cupboard and a marble fireplace with an inset gas fire. A door leads through to the kitchen.

#### Kitchen/ Dining Room 16'2" x 9'4" (4.95m x 2.86m)



The modern kitchen/dining room has wall and base units with contrasting work surfaces over, one and half sink bowl with mixer tap over, space for a cooker with a chimney extractor fan over, plumbing

for a washing machine and dryer. There are display cabinets, space for a fridge and freezer, tiled floor and a radiator. With a window to the rear, part tiled walls, Worcester gas boiler and French doors leading to the rear garden.

### Additional Photograph



### First Floor Landing



The first floor landing has a window to the side, a loft hatch and an airing cupboard off. Doors lead to the bedrooms and the bathroom.

**Family Bathroom 6'9" x 6'2" (2.06m x 1.89m)**



The modern family bathroom has a window to the rear, a bath with a central mixer tap, main shower over with two shower heads and a glass screen. There is a wash hand basin and low level w.c. on a vanity with a mixer tap, fully tiled walls, vinyl floor, a radiator and an extractor fan.

**Bedroom Two 9'2" x 9'6" (2.81m x 2.91m )**



The second double bedroom has a window to the rear, a radiator and a built in cupboard.

**Bedroom One 9'2" x 11'11" (2.80m x 3.64m)**



The main double bedroom has a window to the front, a radiator and double built in wardrobes.

**Bedroom Three 6'9" x 8'8" (2.08m x 2.66m)**



The third bedroom has a window to the front and has a radiator.

**To The Outside**

To the front of the property is a driveway to the side, a lawned area and a canopy porch and pathway leading to the front door.

## Rear Gardens



To the rear of the property is a good sized lawn area with fence and hedge boundaries, a paved area, an outside tap and gated access to the side.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

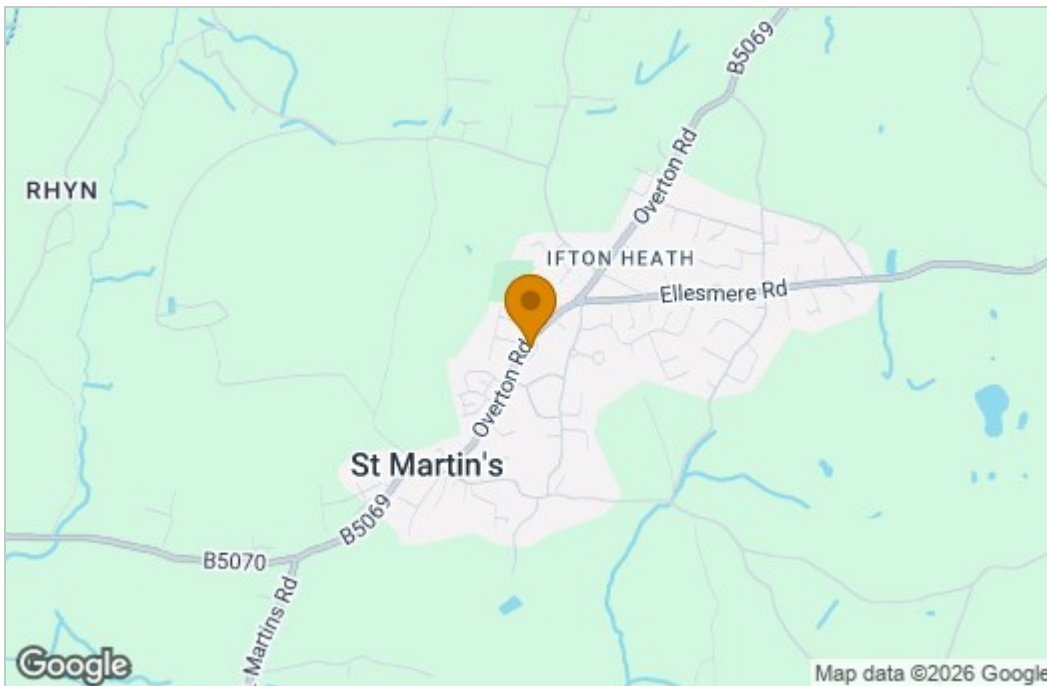
## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

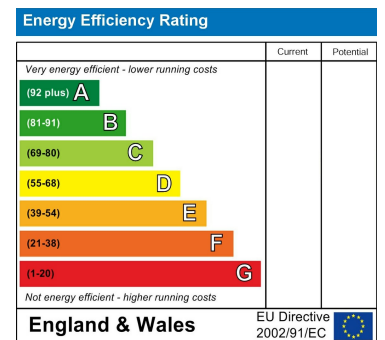
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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