



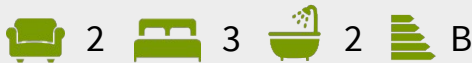
46 OAK DRIVE

ST. MARTINS | OSWESTRY | SY11 3EX



An attractive and spacious three-bedroom semi-detached family home offering beautifully proportioned accommodation extending to over 1,300 sq ft, complemented by a generous kitchen/dining room, substantial reception room and conservatory. Situated within the popular village of St Martins, the property further benefits from two versatile outbuildings, providing excellent additional space for storage, hobbies or workshop use.

Offers in the region of £245,000



- Three-Bedroom Family Home
- Impressive Open-Plan Kitchen/Dining Room
- Generously Proportioned Reception Room
- Conservatory Overlooking the Gardens
- Two Versatile Outbuildings Including a Substantial Workshop
- Popular Village Location with Excellent Local Amenities

DESCRIPTION

Halls are delighted with instruction to offer 46 Oak Drive in St. Martins for sale by private treaty.

The property offers an excellent arrangement of accommodation, particularly suited to modern family living, with a spacious kitchen/dining room forming the heart of the home, a generously proportioned reception room and a conservatory providing additional living space.

To the first floor are three bedrooms, served by a family bathroom, whilst externally the property benefits from two substantial outbuildings, including a shed/workshop, offering excellent potential for storage, hobbies or home working.

SITUATION

46 Oak Drive 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 range of educational and recreational facilities, with the larger centres of Oswestry, Shrewsbury, Chester, and Wrexham all within easy reach.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St. Martins School, Crifftins 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 the front entrance door, which opens into an impressive Kitchen/Dining Room, forming the heart of the home. This generously proportioned space is appointed with a range of fitted kitchen units, work surfaces and a central peninsula, together with ample room for a substantial dining table, creating an excellent setting for everyday family living and entertaining.

An inner hallway provides access to a useful ground floor Cloakroom, fitted with a WC and wash hand basin, whilst stairs rise to the first floor.

The Reception Room is another particularly appealing feature, offering excellent proportions and ample space for comfortable seating arrangements. From here, access is provided into the adjoining Conservatory, a light-filled addition enjoying a pleasant outlook towards the outside space and providing further versatile accommodation.

Stairs rise to the First Floor Landing, from where doors provide access to three well-proportioned Bedrooms. The principal bedroom offers generous double accommodation, whilst the remaining bedrooms provide flexibility for family members, guests or those requiring a home office.

The bedrooms are served by a Family Bathroom, comprising a corner bath, separate shower enclosure, WC and wash hand basin.



OUTSIDE

The property is approached through sliding metal gates onto a generous driveway, providing ample off-road parking and access to a substantial timber outbuilding. A separate pedestrian gate offers convenient access, whilst timber fencing encloses the frontage. A covered veranda extends across the front of the house, providing a sheltered seating area beside the entrance.

An enclosed paved courtyard provides an inviting space for outdoor seating, with a covered area offering shelter. A raised ornamental pond forms an attractive focal point, complemented by established planting and timber fencing.

A particular feature of the property is the provision of two useful detached outbuildings, offering excellent additional space for a range of purposes. Outbuilding One comprises a substantial shed/workshop, measuring approximately 19'2" x 9'7", providing an excellent facility for hobbies, storage or workshop use. Outbuilding Two comprises a further shed, measuring approximately 12'5" x 11'0" at its maximum points, providing additional storage space and complementing the versatility of the property.

W3W

///optimists.hobby.skips

DIRECTIONS

From the Halls Oswestry office at 20 Church Street, proceed along Church Street and onto Willow Street, continuing towards Gobowen and joining the A5/A483 northbound towards Wrexham. At the Gledrid roundabout, take the fourth exit signposted St Martins (B5070).

Continue into the village and, at the mini-roundabout by the school, take the first exit. Turn right onto Church Lane and then right again into Oak Drive, where the property will be found, identified by our For Sale board.

SERVICES

We are advised that the property benefits from mains water, gas, electric, and drainage.



LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX

The property is shown as being within council tax band 'A' on the local authority register.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

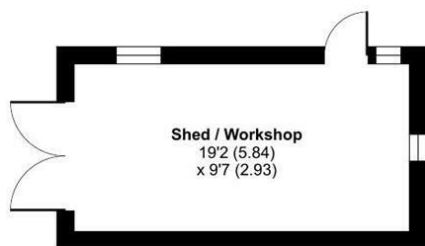
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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

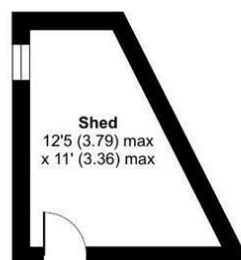
Strictly by prior appointment through the selling agents, Halls, 20 Church Street, Oswestry, SY11 2SP. Telephone: 01691 670320.



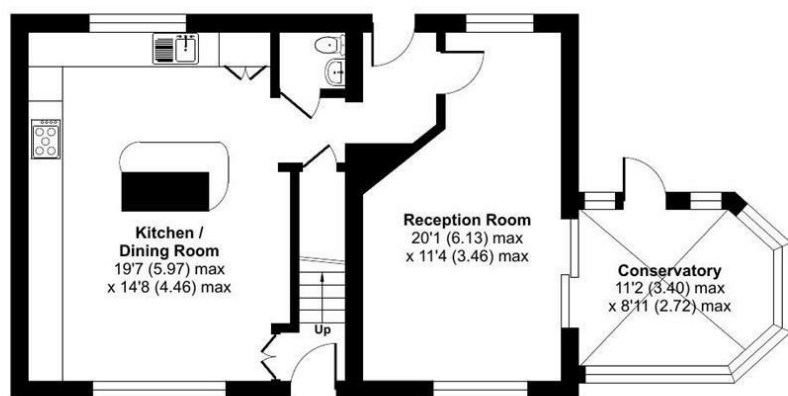
Approximate Area = 1317 sq ft / 122.3 sq m
Outbuilding = 282 sq ft / 26.2 sq m
Total = 1599 sq ft / 148.5 sq m
For identification only - Not to scale



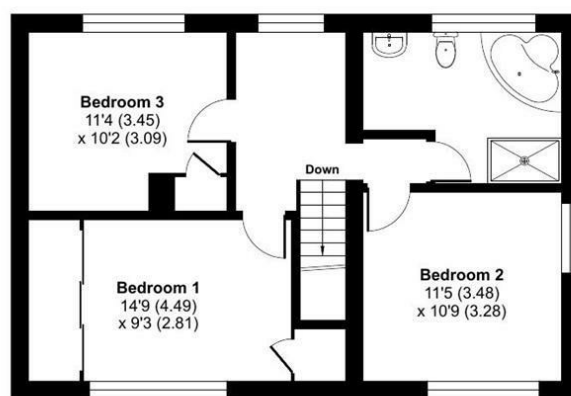
OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1526462

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

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www.halls.gb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.