



Edelweiss, 19 Baytree Close, St. Martins, Oswestry,
SY11 3QQ

Shrewsbury & Country House Sales

MILLER
EVANS



Edelweiss, 19 Baytree Close, St. Martins,
Oswestry, SY11 3QQ

£55,000

Freehold

- Superior individually designed detached family home built to a high specification
- Impressive entrance hall with bespoke solid oak staircase
- Elegant living room with double doors to the rear garden
- Dining room and study
- Spacious family kitchen, utility room and cloakroom
- Master bedroom with door to balcony, walk in wardrobe and en suite
- Three further bedrooms and luxury bathroom
- Beautifully maintained gardens
- Popular village location close to amenities



This superior detached family home has been built to an exceptional standard and showcases a wealth of interesting architectural features, complemented by beautiful styling throughout. The well-appointed accommodation is approached through an impressive entrance hall featuring a bespoke solid oak staircase with an ornate wrought iron balustrade and oak handrail, creating a striking first impression. The elegant living room is a particularly impressive space, centred around a feature fireplace and benefiting from two sets of French doors opening onto the rear garden. There is a formal dining room and a study, ideal for home working. At the heart of the home is a spacious family kitchen, fitted with an attractive range of quality units incorporating a central island and a range of integrated appliances. A rear lobby provides access to a cloakroom and a large utility room, offering excellent practicality for modern family living. The staircase rises to a stunning galleried landing with French doors opening onto a balcony. The principal bedroom suite features a dressing room and a luxurious en-suite bathroom. There are three further generously proportioned double bedrooms, all served by a beautifully appointed family bathroom. Well maintained gardens. Further benefits include gas central heating and double glazing throughout.

The property is situated in the sought-after village of St Martins, the property enjoys easy access to a range of local amenities, while the nearby market town of Oswestry provides an extensive selection of shopping, leisure, and educational facilities.







ENTRANCE HALL

LIVING ROOM

15'5" x 13'11"

STUDY

12'9" x 11'7"

DINING ROOM

16'1" x 9'6"

Double doors to rear terrace and garden.

KITCHEN

25'3" x 15'3"

Fitted with quality units including central island unit and a range of integrated appliances

Double doors to rear terrace and garden

UTILITY ROOM

11'2" x 8'8"

CLOAKROOM

Wash hand basin, wc





Bespoke solid oak STAIRCASE rising from the entrance hall to GALLERIED LANDING with French doors to a Balcony.

MASTER BEDROOM

15'9" x 14'9"

Two sets of double doors to the Balcony

WALK IN WARDROBE

EN SUITE BATHROOM

Free standing roll top bath with shower over
Wash hand basin, wc

BEDROOM 2

13'9" x 9'6"

Double doors to the Balcony

BEDROOM 3

14'2" x 12'3"



BEDROOM 4

13'3" x 11'3"

BATHROOM

Free standing roll top bath
Corner shower cubicle
Wash hand basin, wc

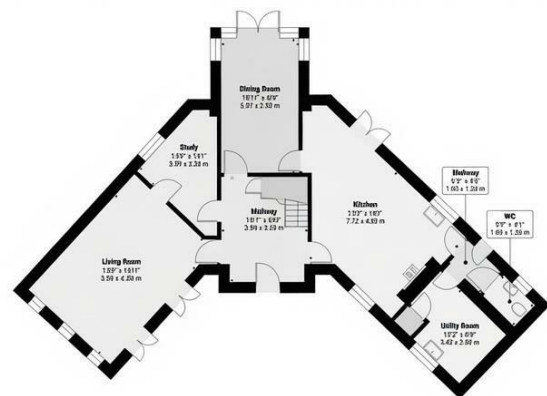
GARDENS AND GROUNDS

To the front, a driveway provides ample parking, with a pathway leading to the formal reception area and flanked by attractive, well-stocked gardens.

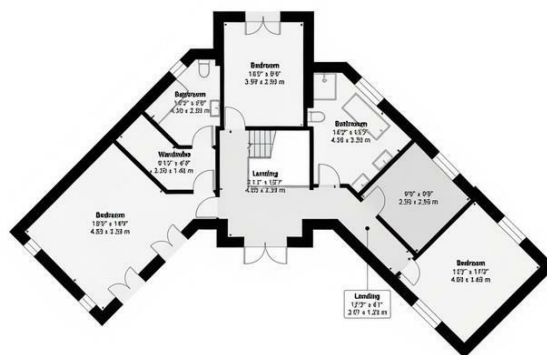
To the rear, an extensive decked terrace provides the perfect space for outdoor entertaining, complemented by well-kept lawned gardens.

HOW TO GET THERE

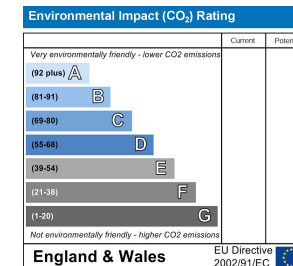
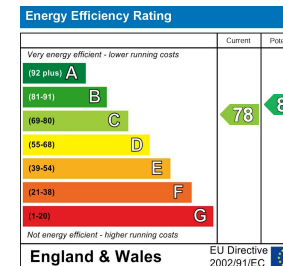
Proceed through St martins on the Overton Road (B5069). At the mini island, turn onto the Ellesmere Road (B5068). Continue for a short distance and turn left into Coopers lane. Turn left into Baytree Avenue and left into Baytree Close. At the tope of the cul-de-sac there is a private drive leading to the property.



Floor 0



Floor 1



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

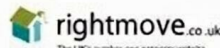
Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

www.millerevans.co.uk | homes@millerevans.co.uk



Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans