

Town & Country

Estate & Letting Agents



6A Moors Lane, St Martins, SY10 7BQ

Offers In The Region Of £385,000

Located on the outskirts of the charming village of St Martins, this delightful detached house on Moors Lane offers a perfect blend of modern living and serene surroundings. Built in 2008, this spacious family home is well-maintained and presented throughout, making it an ideal choice for those seeking comfort and style. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. With three generously sized bedrooms, there is plenty of room for family and guests alike. The heart of the home is undoubtedly the beautiful kitchen, which seamlessly integrates with the dining and family areas, creating a warm and welcoming atmosphere for gatherings. The house features two well-appointed bathrooms, ensuring convenience for all occupants. Additionally, the property benefits from parking for up to three vehicles, a valuable asset in this sought-after location. Situated on the edge of the village, the home enjoys a peaceful setting while being conveniently close to the picturesque canal, perfect for leisurely walks and enjoying the natural beauty of the area. This property truly represents a wonderful opportunity for families looking to settle in a desirable community. Don't miss the chance to make this lovely house your new home.

Directions



From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the fourth exit towards St. Martins. On reaching the village turn right opposite the school. Proceed down the hill and turn left onto Moors Lane. Follow the lane along where the property will be found on the right hand side.

Accommodation Comprises

Porch

An oak and brick porch leads to the solid oak front door into the property.

Hallway



The good sized hallway has an oak door to the front, porcelain tiled flooring, cast iron contemporary radiator, stairs leading to the first floor and spot lights. Doors lead to the cloakroom, kitchen, utility and the lounge.

Cloakroom

The cloakroom has a window to the side, wash hand basin on a vanity with a marble top, fully tiled flooring, spot lights and a heated towel rail.

Lounge 20'6" x 10'6" (6.27m x 3.22m)



The spacious lounge has a window to the rear, radiator, spot lights, TV and Telephone points.

Kitchen/Dining Room 10'11" x 24'3" (3.35m x 7.41m)



This contemporary style kitchen is the real heart of this home and offers a great space entertain. It is beautifully designed with a breakfast bar with gas hob and extractor fan over, range of white gloss fronted modern units and solid wooden work surfaces over, Electrolux eye level double oven, space for an American style fridge, tiled flooring and a Fagor integrated dishwasher. With four windows to the rear, three windows to the front, French doors to the side, part vaulted ceiling, spot lights and down lighters in the dining room.

Additional Photograph

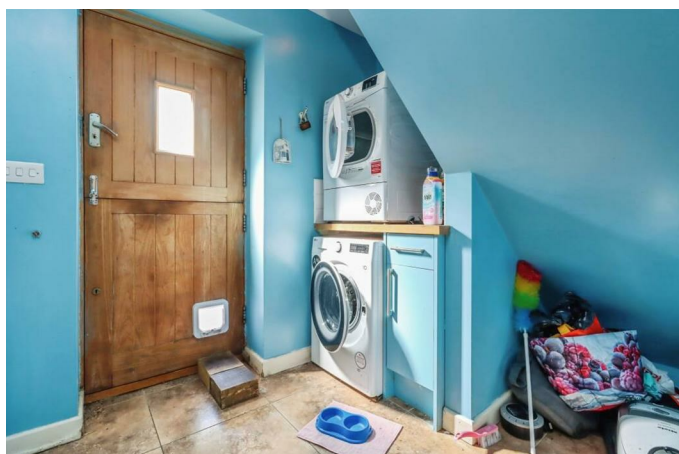


Dining Area



The dining area is light and airy with windows either side, tiled flooring and French doors leading out to the side garden.

Utility Room 6'5" x 9'0" (1.98m x 2.75m)



The utility room has a stable door to the side, plumbing for a washing machine, Belfast sink, solid worktops over, tiled flooring, part tiled walls, extractor fan, radiator and spot lights.

First Floor Landing

The first floor landing has a window to the side and spot lights. Doors lead to the bedrooms and the bathroom.

Bedroom One 14'2" x 11'3" (4.33m x 3.43m)



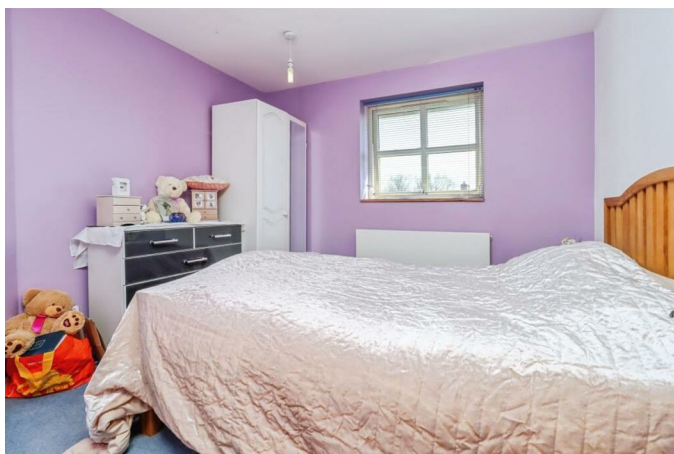
A good sized double bedroom having a window to the front with views over the open fields, oak flooring, opening through to the en-suite, contemporary radiator and spot lights.

En-Suite



The en suite has a window to the front, porcelain tiled flooring with underfloor heating, fully tiled walls, WC, wash hand basin, vanity cupboard with a marble top, walk-in shower, heated towel rail and an extractor fan.

Bedroom Two 10'4" x 10'2" (3.15m x 3.11m)



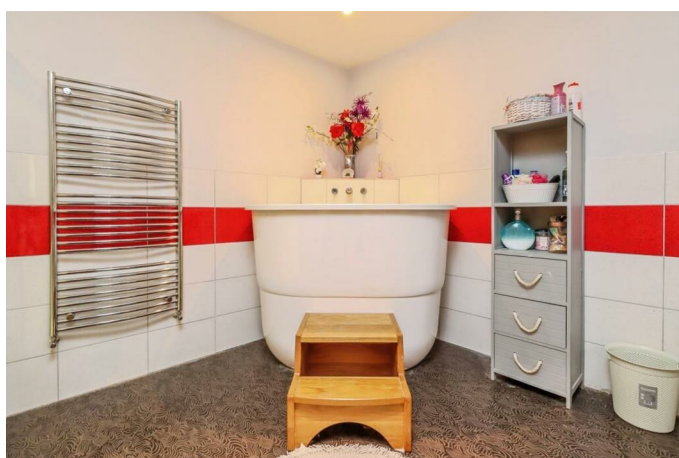
The second double bedroom has a window to the rear and a radiator.

Bedroom Three 6'9" x 10'1" (2.08m x 3.08m)



The third bedroom has a window to the rear, oak flooring and a radiator.

Family Bathroom 10'11" x 10'5" (3.33m x 3.19m)



The family bathroom is another great feature of this lovely home having a step-up oval bath, double shower cubicle, WC, wash hand basin, vinyl flooring, part tiled walls, heated towel rail, spot lights and an extractor fan.

Additional Photograph



Front of Property



The front of the property has a gravelled driveway leading up to an integrated store room with double doors measuring 3.22m x 2.80m. There is off road parking for up to three cars and a paved pathway leading to wooden gated access to the rear of the property.

Rear and Side Gardens



The side garden is a lovely place to sit and relax having a paved area leading off the dining room and various areas to sit and relax. There are gravelled and planted flower borders enclosed by fencing, hedging and white painted walls making it a lovely sun trap.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country

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Additional Information

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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 must 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.

Tenure/Council Tax

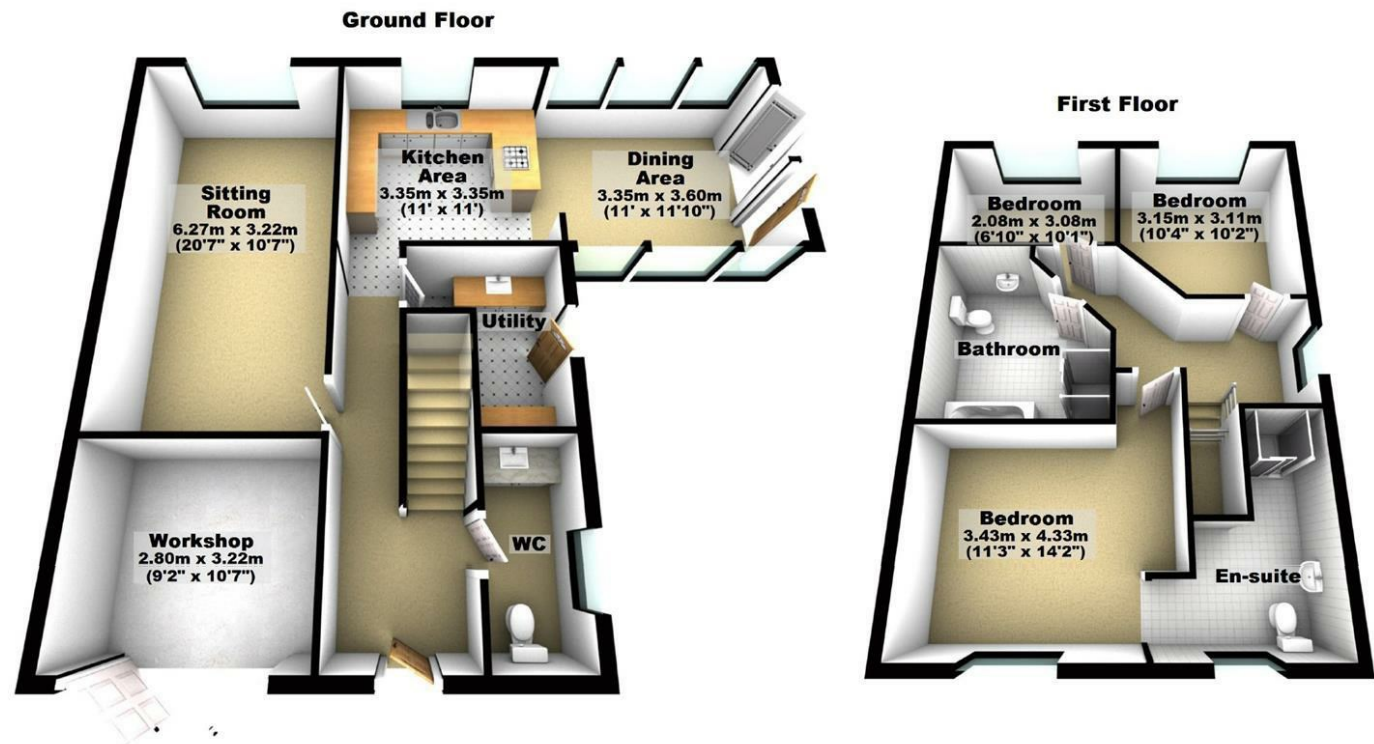
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

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

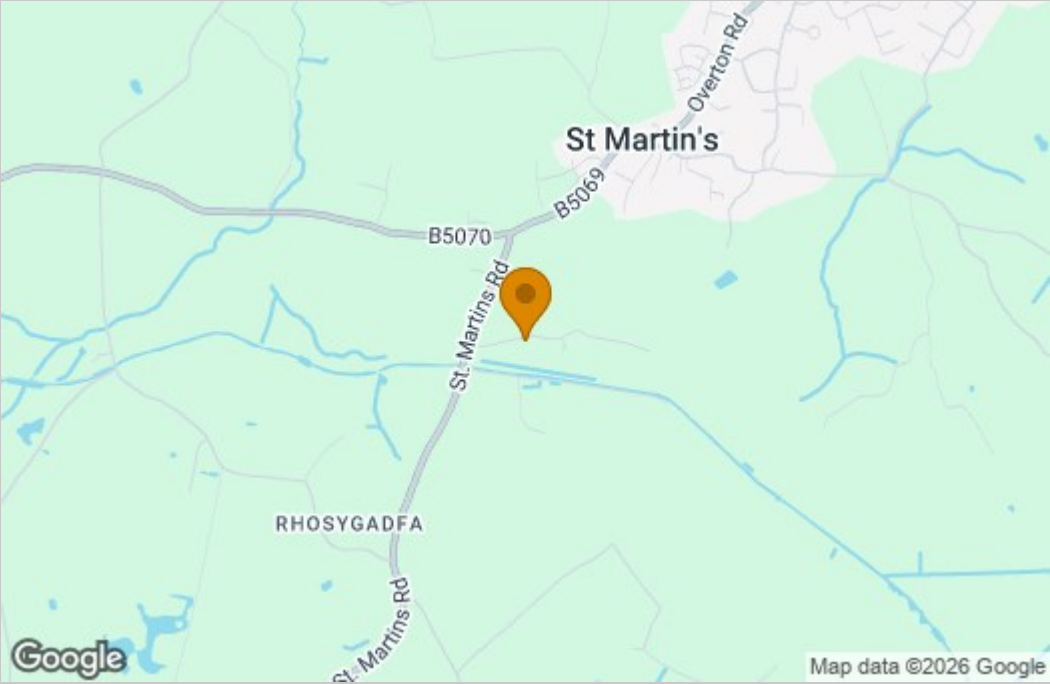
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

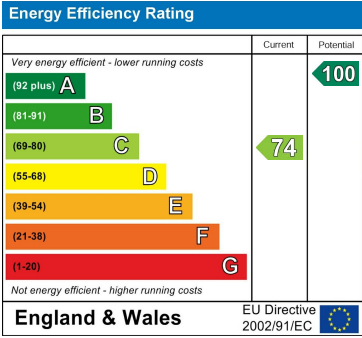
Floor Plan



Area Map



Energy Efficiency Graph



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