



FOR SALE

Offers in the region of £255,000

22 Morlas Meadows, St Martins, Oswestry, SY11 3FJ

An impeccably presented three-bedroom semi detached family home boasting stylishly appointed living accommodation, low-maintenance gardens, and impressive energy credentials, peacefully situated in a private position within a well regarded new development in the village of St.Martins.



# FOR SALE

Ellesmere (5 Miles), Oswestry (6 Miles), Shrewsbury (25 Miles)

All Distances Approximate



- **Semi Detached Family Home**
- **Recently Constructed**
- **Immaculately Presented**
- **Well Proportioned**
- **Attractive Gardens**
- **Popular Village Location**

## DESCRIPTION

Halls are delighted with instructions to offer 22 Morlas Meadows in St Martins for sale by private treaty.

An impeccably presented three-bedroom semi detached family home boasting stylishly appointed living accommodation, low-maintenance gardens, and impressive energy credentials, peacefully situated in a private position within a well regarded new development in the village of St.Martins.

## SITUATION

St Martins has an excellent range of local amenities to include a well known Supermarket, Post office, Public House, Parish Church and excellent Primary and Secondary School. The larger centres also of Ellesmere (6 miles) and Oswestry (5 miles) both have a more comprehensive range of amenities of all kinds and are easily accessible by car, as are the county towns of Shrewsbury (23 miles) and Chester (17 miles) which are both accessed by the A5 trunk road.

## W3W

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## SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

## DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins and, when reaching a mini-roundabout within the village, take the second exit onto Overton Road. Continue on Overton Road for around 0.5 miles turn right into Morlas Meadows and follow the road straight down where 22 Morlas will be identified on the right by a Halls "For Sale" board.

## THE PROPERTY

This modern, energy-efficient property offers well-laid-out and stylish accommodation across two floors. The ground floor features a welcoming entrance hall with guest WC, a generous reception room to the front, and a bright and contemporary kitchen/dining room to the rear —complete with integrated appliances, wood-effect worktops, and direct access to the rear garden.

Upstairs, the home provides three bedrooms, including a spacious principal bedroom with a double aspect windows, alongside a modern family bathroom with shower enclosure and sleek tile finishes.



1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



## OUTSIDE

Externally, the property benefits from a private driveway providing off-road parking and an enclosed rear garden laid mainly to lawn, with a paved patio area ideal for outdoor dining. The garden enjoys a good degree of privacy and is easily maintained, making it a perfect extension of the indoor living space.

## THE ACCOMMODATION COMPRISES

### - Ground Floor -

Reception Room: 4.76m x 3.03m

Kitchen/Dining Room: 5.15m x 3.13m

W/C

### - First Floor -

Bedroom One: 5.22m x 2.62m

Bedroom Two: 3.16m x 3.05m

Bedroom Three: 3.17m x 2m

Family Bathroom

## SERVICES

We understand that the property has the benefit of mains water, gas, electricity, and drainage.

## TENURE

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

## COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

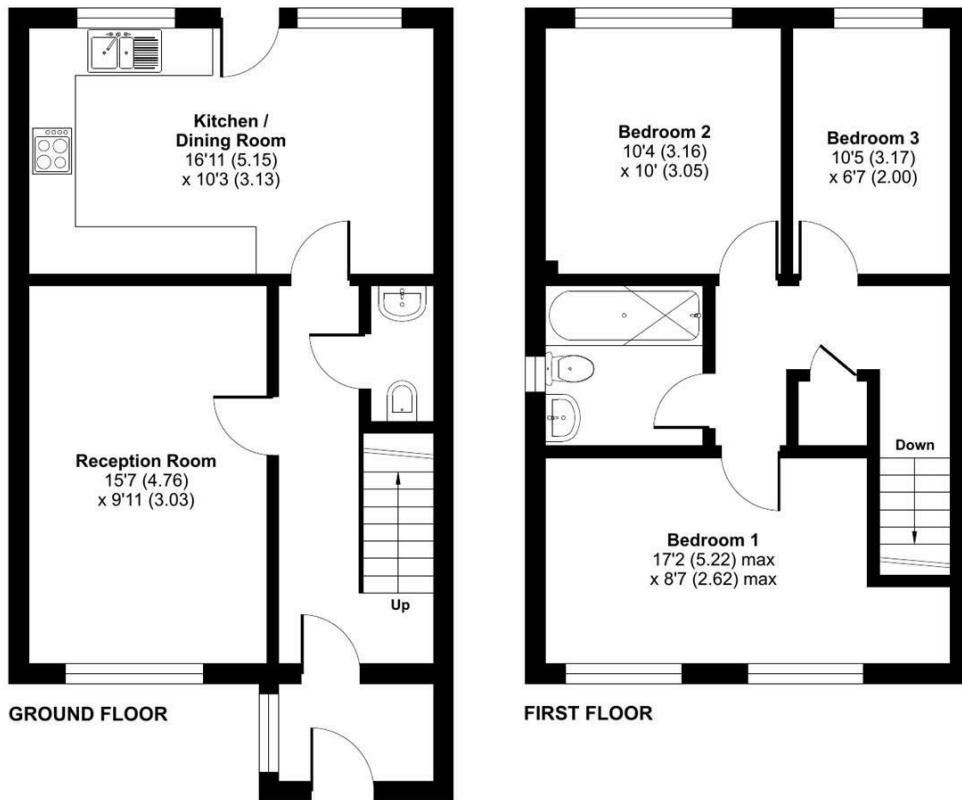
## ANTI-MONEY LAUNDERING (AML) CHECKS

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 (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.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



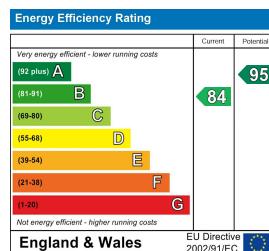
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1365572



**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 Ratings



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