

**FOR SALE**

Chain Free £225,000

Leaholme Ellesmere Road, St Martins, Oswestry, Shropshire, SY11 3BE

This detached family home, which is in need of some updating, is situated in a popular village with an abundance of amenities. The accommodation is warmed by electric heating and features UPVC double glazing. Reception Hall, Kitchen, Lounge Dining Room, Landing, Three Bedrooms, Bathroom and WC, Garage, Parking, Gardens. WITH NO CHAIN!



Ellesmere (6 miles), Oswestry (6 miles), Wrexham (11 miles), Chester (23 miles).
(All mileages approximate)



- Detached Family Homes
- Must Be Viewed
- Village Location
- Electric Central Heating
- UPVC Double Glazing
- No Upward Chain

LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large Super Store, Post Office, Primary and Secondary Schools, Church and some Leisure Facilities all of which go to serve the villagers day to day needs.

Gobowen is some two miles distant and enjoys village facilities including Convenience Store, Public Houses, Primary School and main line Railway Station with links to London and other cities.

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities.

Ellesmere is renowned for its Meres and Canals and has an excellent range of local shopping, recreational and educational facilities.

DIRECTIONS

Take the A5 towards Wrexham and at the Gledrid roundabout take the fourth exit signed St Martins. On reaching St. Martins, proceed through the village, passing Stans superstore and take the second exit at the mini island into Ellesmere Road. Continue where the property will be eventually observed on the right hand side as identified by our For Sale board.

THE ACCOMMODATION

Entrance door leading into;

ENTRANCE HALL

With window to the side elevation.

RECEPTION HALL

With staircase leading to the First Floor Landing, storage cupboard.

KITCHEN BREAKFAST ROOM

8'6" x 11'2"

Comprising a range of fitted base and wall units with worktops over, space for appliances, stainless steel sink and drainer with mixer tap, UPVC double glazed window to the front elevation and exterior door to the side, space for breakfast table.

LOUNGE DINING ROOM

10'2" x 20'4"

With UPVC double glazed sliding patio doors leading out to the rear elevation and gardens.

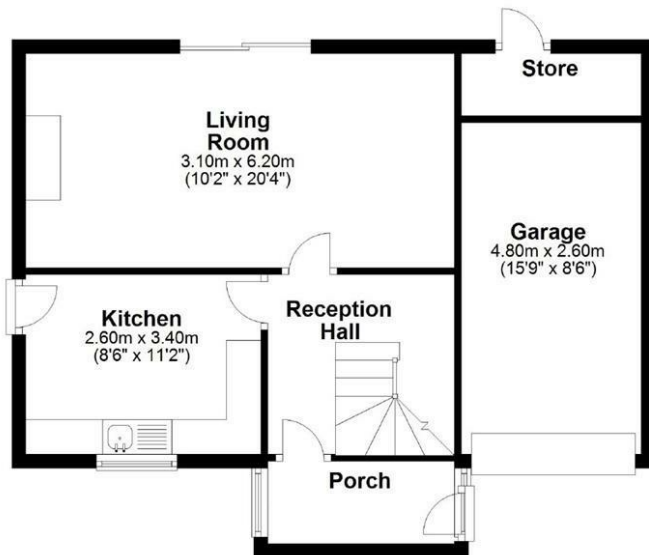
FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation, access to Bedrooms and Bathroom.



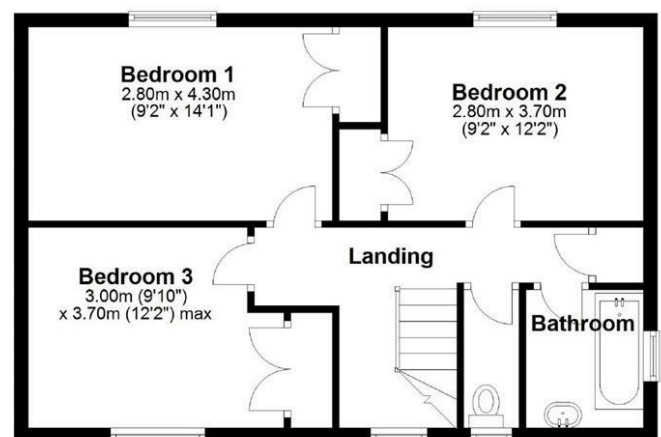
Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



Total area: approx. 106.5 sq. metres (1145.9 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



BEDROOM ONE

9'2" x 14'1"

With UPVC double glazed window to the front elevation.

BEDROOM TWO

9'2" x 12'2"

With UPVC double glazed window to the rear elevation.

BEDROOM THREE

9'10" x 12'2"

With UPVC double glazed window to the rear elevation.

BATHROOM

Comprising a two piece suite, UPVC double glazed window to the side elevation.

WC

Comprising a flush WC, UPVC double glazed window to the front elevation.

GARDENS AND GROUNDS

From the road level a drive leads to the front of the garage providing parking.

...

The front garden is planted well with various species of flowers and shrubs, paths leads around to the rear elevation.

....

The rear garden is a notable feature of the property being partly laid to lawn. The garden is enclosed by fencing.

LOCAL COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Council Tax Band; D



TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.



FOR SALE

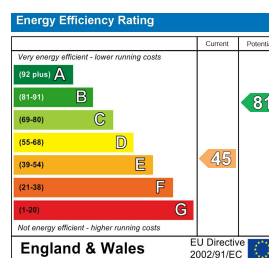
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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 Rating



01691 670 320

Oswestry Sales

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB

E: oswestry@hallsgb.com



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