



FOR SALE

Offers in the region of £264,000

4 Baytree Avenue St. Martins, Oswestry, SY11 3QA

Nestled in the charming village of St. Martins, Oswestry, this modern semi-detached family house on Baytree Avenue offers a delightful blend of comfort and convenience. With spacious accommodation throughout, this property is perfect for families seeking a welcoming home.

Upon entering, you are greeted by two inviting reception rooms, including a cosy lounge and a dining room, ideal for entertaining guests or enjoying family meals. The well-appointed kitchen provides ample space for culinary creations, while the adjoining conservatory allows for a bright and airy atmosphere. Additionally, a study offers a quiet space for work or study.

The property boasts four generously sized bedrooms, providing plenty of room for family members or guests. With two bathrooms, morning routines are made easy, ensuring that everyone has their own space. Off road parking and a rear garden complete the property.





- **Modern Semi-Detached Home**
- **Offering Versatile Accommodation**
- **Fitted Kitchen with Appliances**
- **Lovely Conservatory**
- **Off-Road Parking**
- **Close to Village Amenities**

DIRECTIONS

WHAT3WORDS: armrest.strutting.cards

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 Schools. 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.

DESCRIPTION

A well presented and tastefully decorated modern family home situated in the popular village of St Martins. The property is well designed and benefits from spacious and versatile accommodation including lounge, dining room, study, fully fitted kitchen with appliances, utility and conservatory on the ground floor whilst on the first floor there are four good size bedrooms, en-suite and family bathrooms. Externally the property benefits from ample off road parking to the fore and a lovely well maintained rear garden.

ENTRANCE PORCH

From a uPVC entrance door. Dual aspect windows, granite effect tiled flooring, spot lighting.

ENTRANCE HALL

Stairs to first floor, granite effect tiled flooring, understairs cupboard units with automatic lighting, spot lighting.

OFFICE SPACE

Front aspect uPVC windows, wood effect laminate flooring, radiator.

LOUNGE

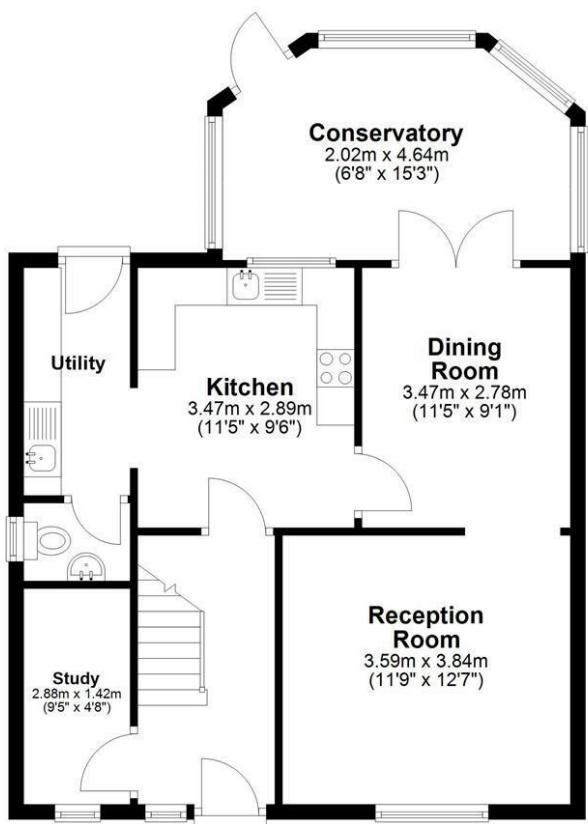
Large front aspect uPVC windows, wood effect laminate flooring, spot lighting, radiators.

DINING ROOM

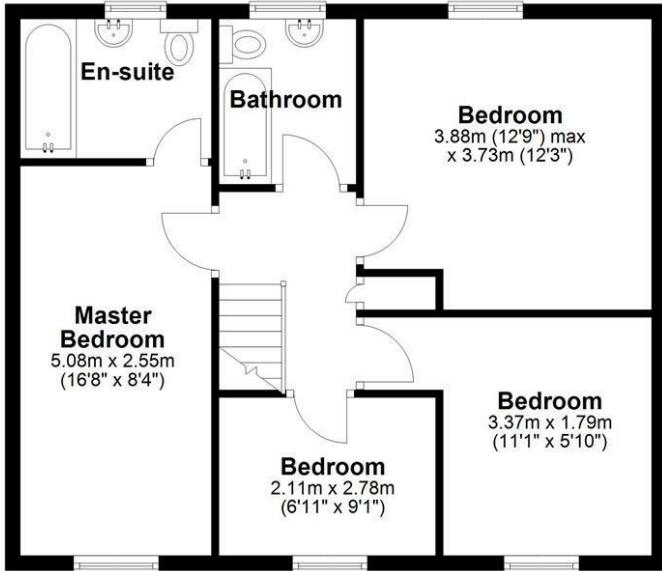
Wood effect laminate flooring, spot lighting, French doors to Conservatory, door to:



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



KITCHEN

Granite effect tiled flooring. Fitted with a range of white base and eye level wall cupboards with oak effect worktops over and tiled surround. One and a half bowl sink with mixer tap and wand attachment. FOUR RING INDUCTION HOB with EXTRACTOR FAN OVER AND ELECTRIC OVEN, BUILT-IN FRIDGE/FREEZER, BUILT-IN CDA DISHWASHER, cupboard housing the oil fired boiler.

UTILITY ROOM

Granite effect tiled flooring. Fitted with a matching base and eye level wall cupboards with oak effect worktop over and tiled splashback. Single drainer sink unit, CONCEALED WASHING MACHINE AND TUMBLE DRYER. Spotlighting, door to garden.

GUEST CLOAKS/WC

Granite effect tiled flooring, low level flush WC, wash hand basin with tiled splashback, obscure window, radiator.

CONSERVATORY

Constructed with a brick plinth with uPVC elevations and corrugated roof and French doors leading to the garden. Wood effect laminate flooring, radiators, spotlighting, fitted blinds.

FIRST FLOOR LANDING

Access to roof space, spotlighting, airing cupboard housing the immersion heater.

MASTER BEDROOM

Oak effect wood panelled flooring, loft hatch, front aspect uPVC windows, spotlighting.

EN-SUITE

Fitted with three piece suite comprising vanity wash hand basin with mixer tap, concealed cistern WC and panelled bath with mosaic pattern and jacuzzi jets with shower head and wand attachment above and splash screen. Tiled flooring, built-in cupboards, frosted window, spotlighting.

BEDROOM 2

Oak effect wood panelled flooring, radiator.

BEDROOM 3

Oak effect wood panelled flooring, front aspect window, radiator.

BEDROOM 4

Currently used as an office. Oak effect wood panelled flooring, front aspect window.

BATHROOM

Fitted bathroom suite comprising vanity wash hand basin, low level flush WC, panelled bath with electric shower over and splash screen. Tiled effect vinyl flooring, tiled splashback, frosted window.

OUTSIDE

The property is approached over a driveway with parking for 2/3 cars. A lawned area adjoins with feature Palm tree. A pedestrian access leads to the rear garden.

GARAGE

Brick built with manual up and over door, power connected.

GARDEN

Comprising Indian sandstone patio area providing an ideal outdoor entertainment area leading to a lawned garden with floral borders. External tap.

The property is bounded by panelled fencing. Concealed oil tank.

FIXTURES AND FITTINGS

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these have been tested.



TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band B - Shropshire Council.

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

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP
- 01691 670320.

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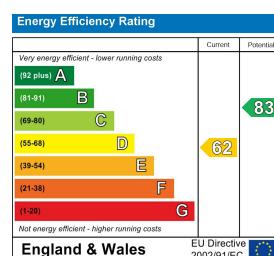
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales

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