

FOR SALE

Pleasant View Ellesmere Road, St. Martins, Oswestry, SY11 3BE

FIXTURES & FITTINGS

- Fitted carpets to lounge, hall, stairs, landing and bedrooms. Choice of colour.
- Fitted luxury vinyl tiles to kitchen/dining room. Choice of colour.
- Choice of Kitchen cupboard door colours.
- EV charging point.

TENURE

The tenure is freehold, and vacant possession will be available upon completion.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

To be assessed post-completion.

VIEWINGS

Strictly by appointment through the sole selling agents, Halls, Oswestry Office:
Tel: 01691 670320

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.



FOR SALE

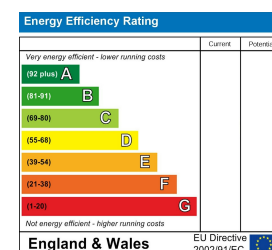
Offers in the region of £334,950

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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 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s

- Premier four-bedroom detached home in private cul-de-sac
- Generous garden plot with lawn and paved terrace
- High-spec interiors with underfloor air source heating
- Integral garage and private driveway
- Walking distance to village shops and St Martins School
- Excellent access to Oswestry, Ellesmere & rail links at Gobowen

DESCRIPTION

Pleasant View is a superior four-bedroom detached residence positioned within the exclusive Mount Pleasant development in the heart of St Martins. With its contemporary design, energy-efficient air source heating, and well-proportioned living spaces, this home offers modern comfort in a tranquil village setting. The house features an integral garage, generous rear garden, and the opportunity for early buyers to personalise the interior finishes.

SITUATION

Located just a short stroll from the centre of St. Martins, Mount Pleasant (Plot 3) enjoys both convenience and privacy. The village provides a strong sense of community and local amenities including a supermarket, schools, and public house. Oswestry, Ellesmere and Gobowen are nearby, the latter offering rail connections to Chester and Shrewsbury.

DIRECTIONS

From Oswestry, take the A5 north and turn off toward St Martins. Proceed into the village via Ellesmere Road, and the Mountpleasant development will be found on the right-hand side. Pleasant View is situated toward the rear right of the site.

W3W

///vitality.yield.menu

SCHOOLING

St Martins School provides both primary and secondary education within walking distance. Private options include Moreton Hall, Ellesmere College, and Oswestry School.

THE PROPERTY

Built using a blend of brick and timber frame construction, the property is energy-conscious and finished with UPVC double glazing and air source heat pump heating. Comprising a modern kitchen and wet room. The layout suits both growing families and downsizers looking for turnkey convenience.

OUTSIDE

Pleasant View (plot 4) benefits from a sizeable rear garden enclosed by timber screen fencing. To the front is a lawned garden and paved driveway offering access to the integral garage and additional off-road parking.

THE ACCOMMODATION COMPRISES:

Reception hallway

Cloakroom / WC

Lounge

Kitchen / dining room with garden access

Four bedrooms

Family bathroom

Ensuite to the main bedroom

Integral single garage

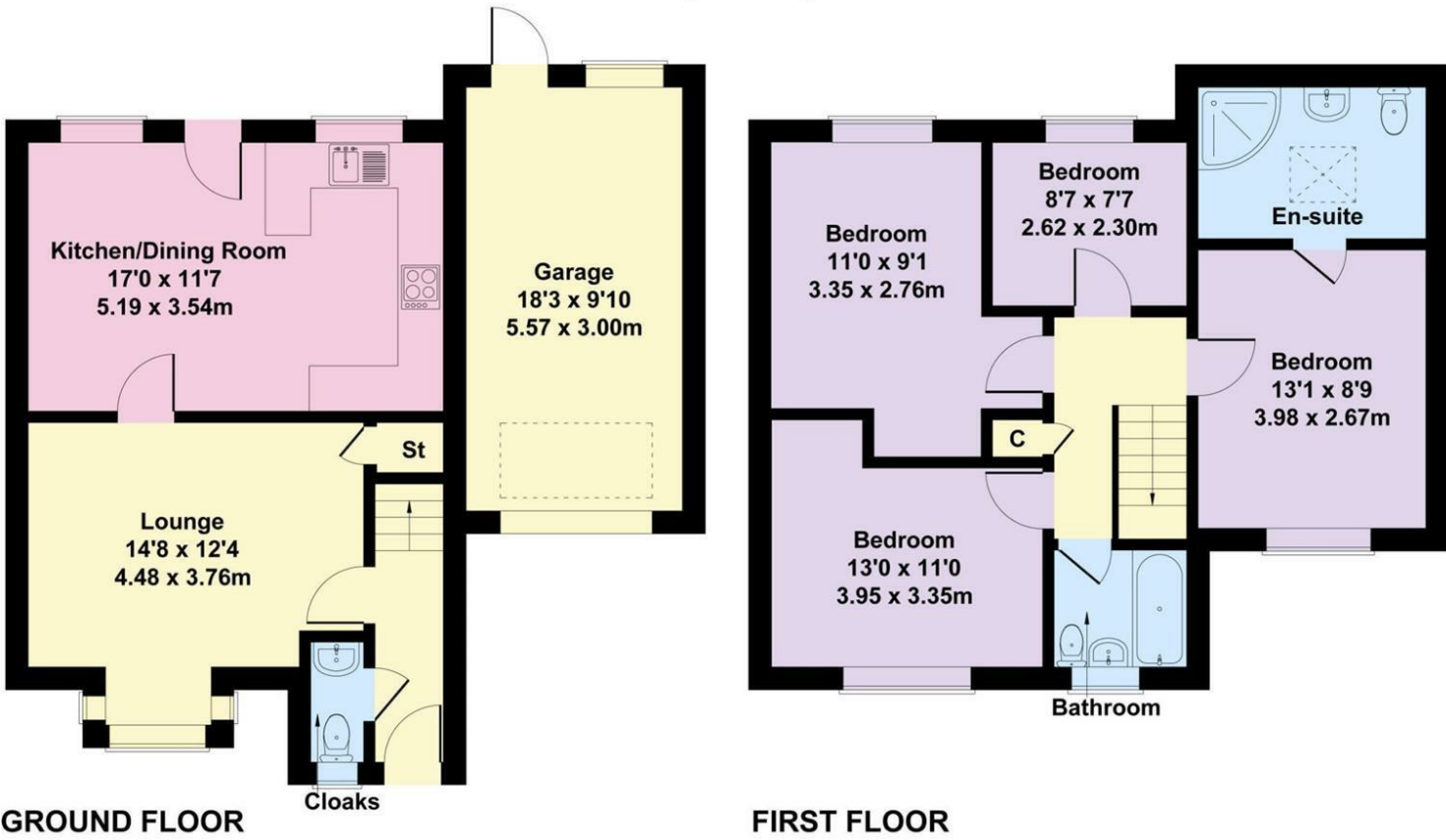
GENERAL REMARKS

SERVICES

Mains electricity, water and drainage. Central heating via external air-source heat pump. None of these have been tested.

Type B Mount Pleasant

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2024
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