



FOR SALE

Offers In The Region Of £395,000

Windy Ridge Cottage Lane, St. Martins, Oswestry,
Shropshire, SY11 3BL

A 3 bedroom detached family house which enjoys a pleasant edge of village location and benefits from a paddock extending to approximately 0.60 acre or thereabouts. For Sale with NO ONWARD CHAIN.





- **Detached House**
- **0.60 acre approx Paddock**
- **Gas Central Heating**
- **UPVC Double Glazing**
- **Must See To Appreciate**
- **No Onward Chain**

LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere.

The village enjoys amenities which include large food Super Store with pharmacy and Post Office, Primary and Secondary Schools, Church and some Leisure Facilities all of which go to serve the villagers day to day needs.

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

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 the garage on the left hand side and after passing the Cross Keys Public House and Stans Superstore on the left, take the second turn at the mini roundabout into Ellesmere Road, proceed taking the second right into Cottage Lane, proceed and property will be viewed to the right hand side.

RECEPTION HALL

With UPVC double glazed windows to both elevations, timber glazed door to the front elevation, quarry tiled floor.

UTILITY ROOM

With UPVC double glazed window to the side elevation, quarry tiled floor, radiator, space and plumbing for washing machine, wall cupboards for storage, additional appliance storage space.

SHOWER ROOM

Comprising a three-piece suite, UPVC double glazed window to the rear elevation, radiator, quarry tiled floor.

INNER HALLWAY

With UPVC double glazed window to the rear elevation, staircase leading to first floor landing, radiator.

KITCHEN

Comprises a comprehensive range of fitted base and wall units, space for appliances, freestanding double oven with extractor hood above, stainless steel sink unit, UPVC double glazed window to the front elevation.

LOUNGE

With UPVC double glazed window to the side elevation, radiator, living flame gas fire on a marble hearth with marble surround and timber mantle over.



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.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



SITTING ROOM

A dual aspect room with UPVC double glazed windows to both side elevations and UPVC double glazed sliding doors leading out to the side gardens, two radiators.

DINING ROOM / BEDROOM 4

With UPVC double glaze window to the side elevation, radiator, living flame gas fire on a quarry tiled hearth with brick around, serving hatch through to Kitchen, UPVC door leading out to the front garden. This room could be used as an occasional bedroom.

LANDING

With entrance hatch to attic area, radiator, airing cupboard, access to eaves and to gas fired combination boiler.

BEDROOM ONE

With two UPVC double glazed windows to the front and side elevations, radiator.

BEDROOM TWO

With UPVC double glaze window to the front elevation, radiator.

BEDROOM THREE

With UPVC double glaze window to the side elevation, radiator, access to eaves storage area.

BATHROOM

A three-piece suite, UPVC double glaze window to the rear elevation, radiator.

GARDENS AND GROUNDS

Gardens and grounds a gate provides vehicle access to the parking forecourt which is located directly to the front of the double garage there is access to the front gardens and side gardens with a paved patio area and laid to lawn area. Part of the gardens are South West facing. A five bar farm gate leads through to the paddock. Garden store.



DOUBLE GARAGE

With two double doors to the front elevation.

PADDOCK

Approximately 0.60 of an acre approximately. The boundaries are not stock proof.

GENERAL REMARKS

CLAWBACK PROVISION

The amenity paddock located to the flank and rear of the property coloured pink on the plan, it is to be subject to a residential development overage, whereby the purchaser will be responsible for payment of 25% of the improved value of the site on gaining planning consent for additional residential dwellings and will cover a period of 30 years from the date of completion. This does not preclude buyer from erecting agricultural / equestrian / storage buildings or leisure huts.

VIEWINGS

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

LOCAL COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.
Council tax band D.

TENURE

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

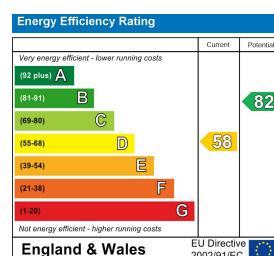




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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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