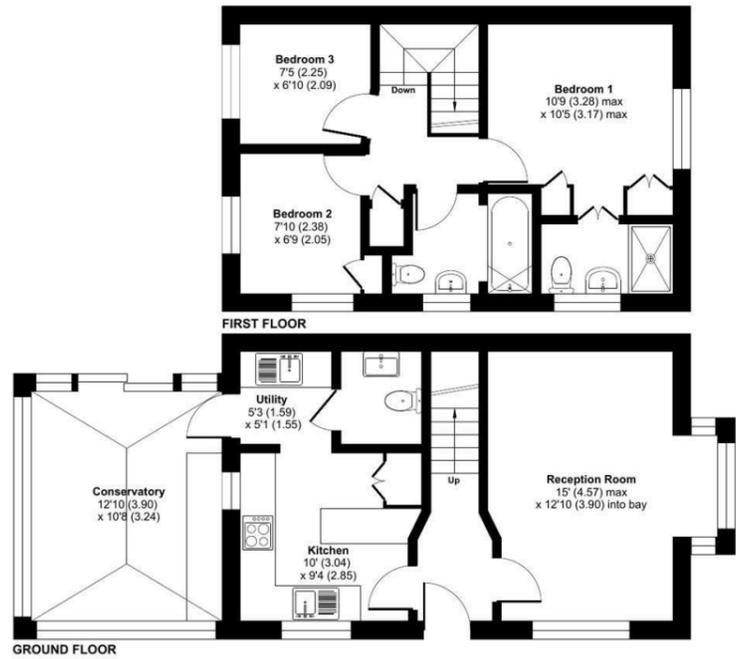


FOR SALE

1 Churchfields, St. Martins, Oswestry, SY11 3HZ



Approximate Area = 886 sq ft / 82.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2026. Produced for Halls. REF: 1410617

FOR SALE

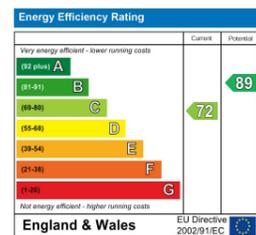
Offers in the region of £210,000

1 Churchfields, St. Martins, Oswestry, SY11 3HZ

**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



A well-presented and spacious three bedroom semi-detached home, occupying a generous corner plot within the popular village of St Martins. The property benefits from driveway parking, a detached garage and attractive wrap-around gardens, offering well-balanced accommodation ideally suited to families, first-time buyers or those seeking a convenient village setting with excellent access to local amenities and road links.



01691 670320

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



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1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Three bedroom semi-detached family home
- Generous corner plot with wrap-around gardens
- Conservatory extension and useful utility room
- Popular village location with excellent road links to Oswestry and the A5/A483
- Ideal for first-time buyers, downsizers or investors

**DESCRIPTION**

A well-presented and spacious three bedroom semi-detached home, occupying a generous corner plot within the popular village of St Martins. The property benefits from driveway parking, a detached garage, wrap-around gardens and a conservatory extension, offering well-balanced accommodation suited to families, first-time buyers or those seeking a convenient village setting.

The accommodation extends to approximately 886 sq ft (82.3 sq m). To the ground floor, a welcoming entrance hall leads to a bright reception room with bay window, creating an excellent living and entertaining space. The fitted kitchen provides a good range of units and opens through to the conservatory, which enjoys pleasant views over the garden and offers additional reception space. A useful utility room and ground floor cloakroom add practicality.

To the first floor are three well-appointed bedrooms, comprising a generous principal bedroom with en suite facilities, a further comfortable double bedroom, and a versatile third bedroom ideal as a nursery, dressing room or home office. The family bathroom is attractively fitted with a modern white suite, including a panelled bath and separate shower enclosure, serving the remaining accommodation.

Externally, the property enjoys wrap-around gardens laid mainly to lawn with established hedging and fencing providing a good degree of privacy. A driveway provides off-road parking and leads to the detached garage.

St Martins offers a range of everyday amenities including a supermarket and primary school, with further facilities available in nearby Oswestry and excellent access to the A5/A483 road network. Early viewing is recommended.

**OUTSIDE**

The property occupies a generous corner position with wrap-around gardens extending to the front, side and rear. The gardens are predominantly laid to lawn, complemented by established hedging and fencing which provide a good degree of privacy. A useful garden shed offers practical storage for tools and equipment.

A driveway provides off-road parking and leads to a detached garage, offering further parking, storage or workshop potential. The outdoor space provides excellent scope for family enjoyment, gardening or entertaining.

**SITUATION**

The property is situated within the popular and well-served village of St Martins, approximately 5 miles from Oswestry. The village offers a range of everyday amenities including a supermarket, primary school, takeaway outlets, public houses and local shops, making it a convenient setting for families and commuters alike.

Further facilities are available in Oswestry, which provides a wider range of retail, leisure and educational amenities. The property also benefits from excellent road links via the nearby A5 and A483, providing access towards Shrewsbury, Wrexham and Chester.

**DIRECTIONS**

From Oswestry town centre, proceed north on the A5 towards Wrexham. Continue for approximately 3 miles before taking the exit signposted for Gobowen and St Martins (B5069). Follow the B5069 through Gobowen and continue towards St Martins. Upon entering the village, proceed through the centre and follow signs towards Churchfields, where the property will be found on the right-hand side.

The journey from Oswestry takes approximately 10-15 minutes depending on traffic.

**SERVICES**

We understand that the property benefits from mains water, electricity, drainage and gas-fired central heating.

Interested parties are advised to make their own enquiries with the relevant service providers to confirm the availability and capacity of all services.

**W3W**

What3Words: ///pine.inflamed.scouted

**TENURE**

FREEHOLD

**COUNCIL TAX**

Band C

**LOCAL AUTHORITY**

Shropshire Council

**SCHOOLING**

The property is well placed for access to a selection of highly regarded state and independent schools, making it particularly attractive for families.

Within the village, St Martins School provides primary and secondary education and is conveniently positioned for day-to-day schooling. Secondary education is also served by The Marches School in Oswestry, offering comprehensive facilities and sixth form provision.

For those seeking independent education, Moreton Hall School (girls) and Ellesmere College (co-educational) are both within comfortable travelling distance and enjoy strong reputations regionally and nationally.

All interested parties are advised to make their own enquiries regarding catchment areas and availability.

**VIEWINGS**

Strictly by prior appointment through the selling agents, Halls, Oswestry Office

**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.