



FOR SALE

Offers in the region of £375,000

Springfield Ellesmere Road, St. Martins, Oswestry, SY11 3BE

NO ONWARD CHAIN Situated within the popular village of St Martins and set-in extensive landscaped gardens of just under 1/4 acre, a spacious and tastefully extended, detached, family home with the benefit of being sold WITH .





- Semi-Rural Property with Landscaped Gardens
- Immaculate Spacious Accommodation
- 3 Reception Rooms & Conservatory
- 3 Bedrooms, En-Suite & Bathroom
- Detached Garage/Workshop
- Energy Efficient Property

DIRECTIONS

Proceed from Oswestry through the village of Gobowen and upon reaching the village of St Martins, turn right at the mini island. Continue, passing the petrol filling station and Stans Superstore, turning right onto Ellesmere Road at the mini island. Proceed past the turning for Kimberley Lane and after approximately 100 metres, the property will be observed on the left hand side, as identified by the Halls for sale board.

SITUATION

The village of St Martins has an extremely good range of amenities, which include a superstore, secondary school, parish church and petrol filling station. The property is also within easy commuting distance of Oswestry, Shrewsbury, Wrexham and Chester.

DESCRIPTION

ACCOMMODATION

A UPVC part double glazed entrance door leads into:

KITCHEN

UPVC double glazed window to front elevation, radiator, tiled floor, built-in storage cupboard housing the Worcester oil fired central heating boiler, a range of fitted wall and floor units, incorporating glazed display cabinets, work surfaces and breakfast bar, part-tiled surround, sink and drainer with mixer tap, loft hatch, space and plumbing for appliances, cooker included and built-in storage cupboard.

DINING ROOM

Radiator, laminate wood effect flooring, exposed ceiling beams, UPVC double glazed doors into:

SUN ROOM

UPVC double glazed windows to front and side elevations, UPVC double glazed exterior door to front garden, laminate wood effect flooring, radiator.

FROM DINING ROOM, AN ARCHWAY LEADS INTO:

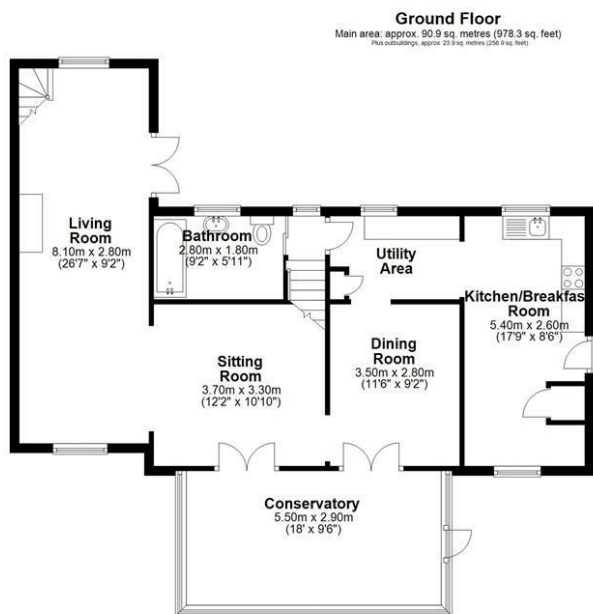
SITTING ROOM

With radiator, laminate wood effect flooring, low level lighting, exposed ceiling beams, an archway into:

FEATURE LOUNGE

UPVC double glazed windows to front and rear elevations, laminate wood effect flooring, exposed ceiling beams, radiator. UPVC double glazed patio doors leading out to rear gardens, wooden staircase leads off to first floor accommodation, tiled fireplace with slate hearth, cast iron multifuel stove inset.

FROM KITCHEN, INTERNAL DOOR LEADING TO:



Main area: Approx. 143.0 sq. metres (1539.4 sq. feet)
Plus outbuildings: approx. 23.9 sq. metres (256.9 sq. feet)
Springfield

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



REAR HALL

Radiator, stairs to first floor accommodation, UPVC double glazed window to rear elevation.

GROUND FLOOR BATHROOM

UPVC opaque double glazed window to rear elevation, contemporary white suite comprising wash hand basin with mixer tap, low flush WC, jacuzzi bath with glazed screen, Trident shower over and mixer tap, radiator, tiled floor and tiled walls, extractor.

FIRST FLOOR LANDING

BEDROOM 2

UPVC double glazed window to front elevation, radiator, range of fitted bedroom furniture.

BEDROOM 3

UPVC double glazed window to front elevation, radiator, built-in wardrobe.

FROM LOUNGE, STAIRS LEAD OFF TO:

BEDROOM 1

With UPVC double glazed window to front elevation, radiator and TV point.

ENSUITE

Contemporary white suite comprising low flush WC, vanity wash hand basin with storage below and drawers, UPVC double glazed opaque window to rear elevation, obscured glazed blocks to stairs, shower cubicle with splash board surround, glazed screen / door, Gainsborough shower over, heated towel rail, laminate wood effect flooring and extractor.

OUTSIDE

The property is approached over a gravelled driveway, providing ample off-road parking with access to:



DETACHED GARAGE / WORKSHOP

With automatic up and over door, wall mounted storage, electric fuse box and meter, wall mounted solar panel inverter, lighting, internal door leading to:

UTILITY ROOM

With loft hatch, UPVC pedestrian door, solar display, range of fitted floor and wall units, sink and drainer, space for appliances, power and lighting.

SHOWER ROOM

With walk-in shower and low flush WC.

GARDENS

Steps lead up from the driveway, with two log stores. Neatly landscaped front garden with lawn and a variety of trees and shrubs inset with pond, a brick paved pathway leads through a wrought iron style gate to:

REAR GARDEN

A particular feature is the extensive landscaped lawned garden with paved and gravel patio areas, outside tap, attractive array of flowers, trees and shrubs inset, greenhouse and shed. Further log stores to the side of the property, with a wrought iron style gate leading to the front. The rear garden also has a variety of fruit trees.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.



COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

AGENT'S NOTE

The vendor has informed us that the property is extremely energy efficient benefitting from solar panels on a feed in tariff making the electricity at the property extremely affordable.

4 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

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP.
Tel: 01691 670320. Email: oswestry@halls.gb.com

FOR SALE

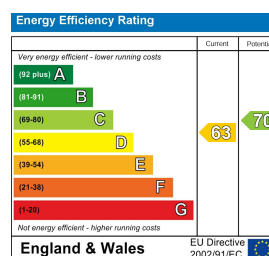
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



Halls 1845

01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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