





41 Moors Bank, St. Martins, Oswestry, SY10 7BG
Offers In The Region Of £185,000

A well proportioned three bedroom semi detached property situated in a central location within the popular village of St. Martins. The property benefits from ample off road parking, garage, front and rear gardens and being close to all local amenities. In brief the accommodation affords; Entrance hall with pantry, living room, dining room, and kitchen. To the first floor are three bedrooms and bathroom.



LOCATION

The property is situated in the village of St Martins which offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester and the motorway network beyond. The area has an excellent bus service whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

ENTRANCE HALL

With uPVC front door, stairs rising to the first floor, ceiling light, storage heater, and built in pantry offering good storage space.

LIVING ROOM

15'5" x 11'11"

Light and airy room with window to the rear elevation, ceiling light, feature fireplace and storage heater.

DINING ROOM

12'4" x 9'8"

With uPVC window to the front elevation, ceiling light, storage heater and door into;

KITCHEN

12'7" x 8'4"

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window overlooking the rear garden, void for appliances, part tiles walls, ceiling light and door into the rear porch.

CLOAKROOM

Low level WC

FIRST FLOOR**LANDING**

UPVC window to the rear elevation, two built in airing cupboards, ceiling light and storage heater. Doors off to;

BEDROOM ONE

12'6" x 11'11"

Double room with uPVC window to the front with views towards the Welsh hills and open countryside, built in wardrobe, and ceiling light.

BEDROOM TWO

12'7" x 12'2"

Double room with uPVC window to the front and side elevations, built in wardrobe, and ceiling light.

BEDROOM THREE

9'3" x 9'3"

With uPVC window overlooking the rear garden, and ceiling light.

BATHROOM

8'8" x 5'10"

Comprising panelled bath with shower attachment, low level WC and wash hand basin. UPVC window to the rear, part tiled walls, and ceiling light.

EXTERNAL**GARAGE**

Detached garage, two wooden hinged doors, assumed to have an asbestos roof.

FRONT

Long driveway leading from the front to the side of the house offering parking for several vehicles. Lawned garden with a variety of plants and shrubs with pathway and gate.

REAR

An area laid to lawn with shrubbery, patio entertainment area and fence to boundaries.

GENERAL SERVICES: Electric heating, mains water and mains drainage

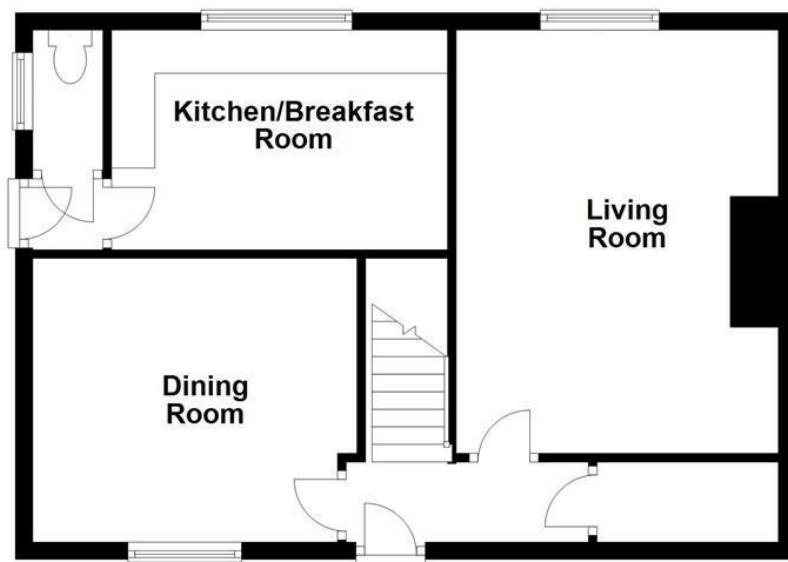
Local Authority: Shropshire County Council

Council Tax Band: B

Floor Plan
(not to scale - for identification purposes only)

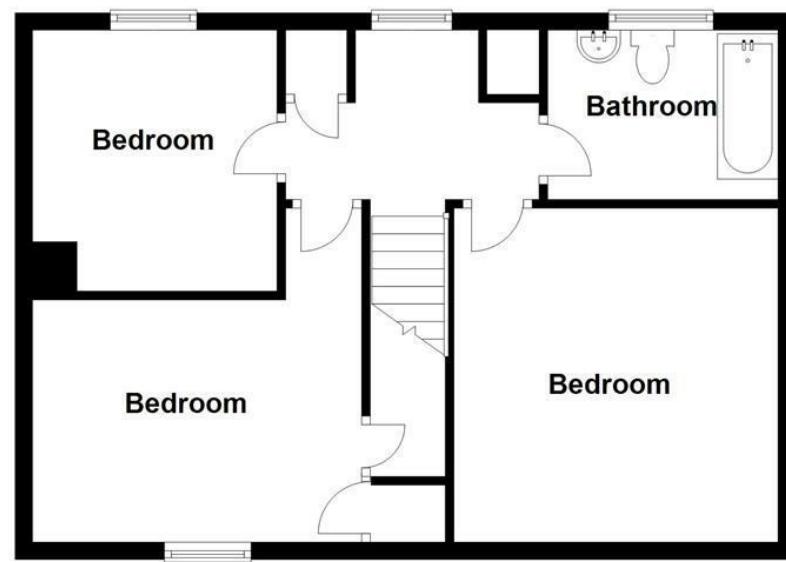
Ground Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



Total area: approx. 101.1 sq. metres (1087.9 sq. feet)

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.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: B

EPC Rating: F

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From our office proceed out of town and join the A5 travelling towards Wrexham. Continue along until reaching the Gledrid roundabout and take the fourth exit towards St. Martins. On entering the village, the school will be on your left hand side and the property will be opposite.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334

**Roger
Parry
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.