





**2, Poplar View Kimberley Lane, St. Martins, Oswestry, SY11 3BB
Offers In The Region Of £220,000**

2 Poplar View is a delightful semi detached four bedroom family home situated in a popular village location. The property has gas central heating and double glazing. The accommodation briefly comprises: Kitchen/Breakfast Room, Dining Room and Lounge to the ground floor with three double Bedrooms, single Bedroom/Study and modern fitted Bathroom to the first floor. Outside are good sized enclosed gardens to the rear, substantial carport and driveway, detached Garage and outside WC.



LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include Stans Superstore with Post Office, Public Houses, Primary & Secondary School, Church, Leisure & Equestrian Facilities and local walks with superb views of the Welsh hills.

Five miles away is Oswestry which is a thriving market town, providing a good range of shopping and leisure facilities, and provides 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.

APPROACH

The property is accessed by double wrought iron gates onto the driveway accessing the uPVC double glazed entrance door at the side opening into the:

KITCHEN

10'9 x 11'9 (3.28m x 3.58m)

Fitted with a range of wall and base units with work surfaces over. Inset sink with mixer tap and drainer, fitted fridge and freezer, Integrated electric oven, halogen hob and extractor hood. Space for both washing machine and tumble dryer. There is a central island with complimentary work surface. Tiled flooring, part tiled walls, two double glazed windows to the side and two to the rear. Archway to:

DINING ROOM

10'3 x 9'4 (3.12m x 2.84m)

With double glazed window to the side, stairs to first floor, radiator, and double glass panel doors opening into:

LIVING ROOM

10'3 x 12'7 (3.12m x 3.84m)

Light and airy room with uPVC double glazed French patio doors opening onto the front garden, inset wood burner, wall and ceilings lights and radiator.

FIRST FLOOR

Built in airing cupboard housing Worcester combination boiler, loft hatch, ceiling light and doors off too;

BEDROOM ONE

11'8 x 10'2 (3.56m x 3.10m)

Double room with fitted wardrobes, uPVC window to the front, ceiling light and radiator.

BEDROOM TWO

9'5 x 9'6 (2.87m x 2.90m)

Double room with uPVC window to the front, fitted wardrobe with mirrored sliding doors, ceiling light and radiator.

BEDROOM THREE

9'5 x 8'11 (2.87m x 2.72m)

Double room with uPVC window to the rear, fitted wardrobe with mirrored sliding doors, ceiling light and radiator.

BEDROOM FOUR/OFFICE

6'1 x 7'2 (1.85m x 2.18m)

With glass window to Landing, double glazed window to the rear and ceiling light.

BATHROOM

5'7 x 11'9 (1.70m x 3.58m)

A modern fitted suite comprising large glass shower cubicle with Triton electric shower, wash basin and WC, fully tiled walls and flooring, wall mirror, heated towel rail, Manrose extractor and uPVC double glazed window to the side.

EXTERNAL**GARAGE & PARKING**

20'3 x 9'7 (6.17m x 2.92m)

With up and over door, pedestrian door to the side and double glazed window to the rear. The large driveway and Carport provides off road parking for numerous vehicles.

OUTSIDE WC

With WC, wash basin with tiled splash backs, tiled flooring and double glazed window to the side.

GARDENS

To the front of the property is a low maintenance gravel garden enclosed by a brick wall and double wrought iron gates. There is a further pedestrian gate to the side accessing the rear of the property. There is a paved patio entertaining area, outside WC, a further gate accesses the good sized enclosed lawn garden.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 3 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

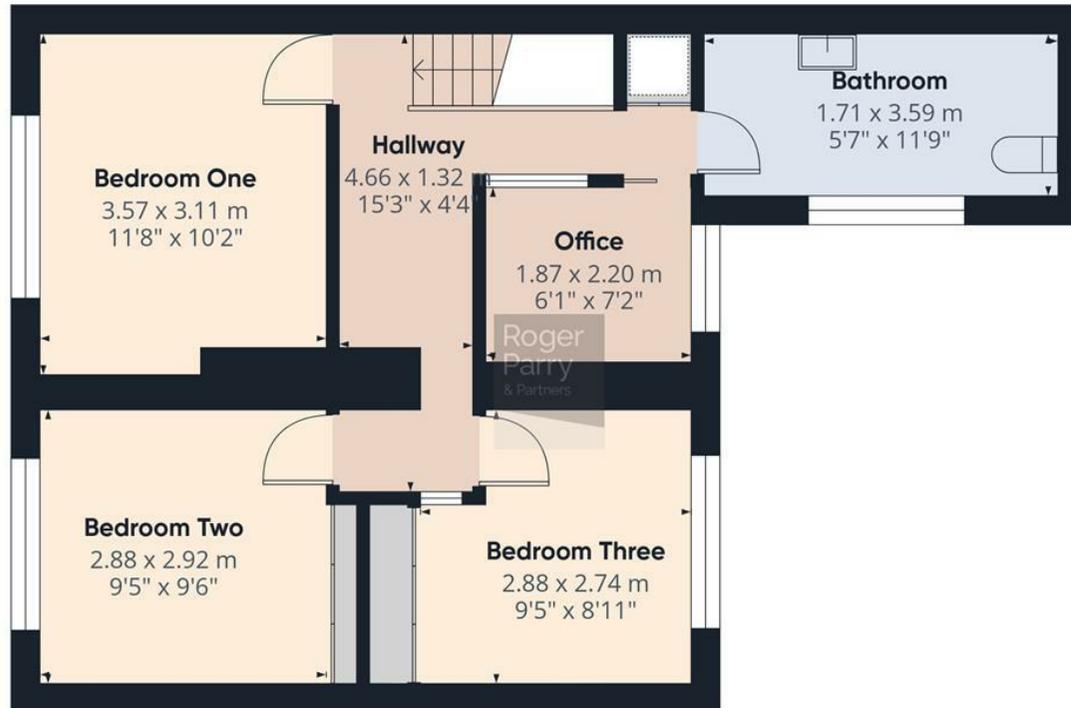
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

79.6 m²
858 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: C
EPC Rating: D

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 Oswestry proceed along the Wrexham Road to the roundabout turning right to St Martins and follow the road into the village and to the mini roundabout taking the first exit. Take the first right into Kimberley Lane where the property will be found on the left hand side. What3words: ///bedspread.split.craziest

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



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.

