



Asking Price £169,950

21 Coopers Field, St. Martins, Oswestry
SY11 3BU

 3 Bedrooms

 1 Bathroom

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General Remarks

Bowen are pleased to offer 21 Coopers Field in St Martins for sale by Private Treaty. This three bedroom, mid terraced property offers well proportioned living accommodation alongside gardens and off road parking provision. There is gas fired central heating throughout and double glazing. The property has been much improved by current vendors. Early inspection is highly recommended by the sole selling agent.

Location: The property is situated close to the centre of the popular village of St Martins. The village itself has an excellent range of shops and amenities including primary/secondary school, supermarket, post office, public houses and a number of local shops. The village is well located for access onto the A5/A483 providing direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

Accommodation

Part glazed doors into:

Hall: wood effect flooring, radiator, stairs to first floor landing and doors off to:

Living Room: 16' 4" x 12' 1" (4.98m x 3.68m max)
Feature fireplace, radiator, TV and telephone points, wood effect flooring and door to:

Kitchen/Diner: 15' 3" x 8' 10" (4.66m x 2.68m) Modern range of fitted base/eye level wall units with worktops over and inset composite sink/drainer. Integrated double oven with electric hob and extractor hood. Integrated dishwasher, space for fridge freezer. Low level radiator with boxing to create a seat over, continuation of wood effect flooring, part tiled walls, glazed uPVC door to rear and separate door to:

Cloakroom: low level flush WC and wash hand basin.

Stairs to first floor landing: Access to loft space and door off to:

Bedroom 1: 15' 6" x 8' 9" (4.73m x 2.66m) Radiator and built in cupboard housing glow worm gas fired boiler.

Bedroom 2: 12' 8" x 9' 9" (3.87m x 2.98m) Radiator.

Bedroom 3: 10' 9" x 6' 6" (3.28m x 1.98m max)
Radiator.

Bathroom: 7' 9" x 5' 6" (2.35m x 1.67m) Suite comprising 'P' shaped bath with Triton electric shower over, pedestal wash hand basin and low level flush WC. Radiator, part tiled walls and vinyl flooring.

External Utility: 8' 2" x 5' 9" (2.48m x 1.76m) Space and plumbing for washing machine and tumble drier, accessed via door from rear garden with separate door providing access to access passage.

Outside: Ample parking to the front of the property. Enclosed easily maintained garden to the rear, including artificial lawn, paved area and pedestrian gate leading to rear access road.

EPC Rating 74|C

Council Tax Band 'A'

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Local Authority: Shropshire Council. **Directions:**

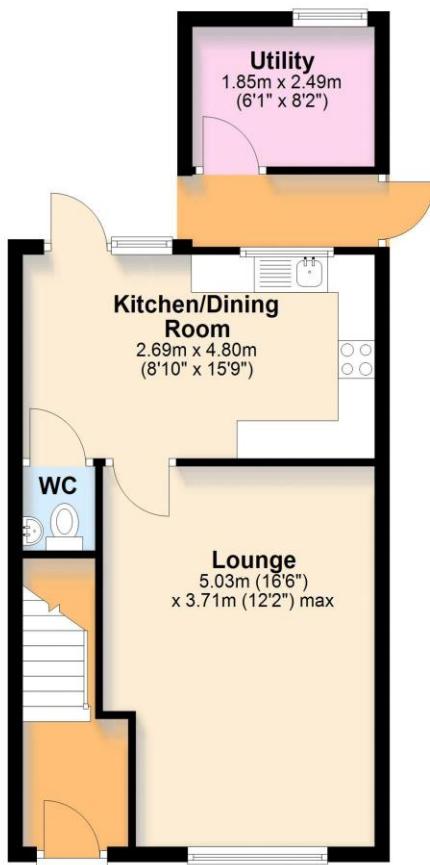
From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Continue into the village to the mini roundabout (by Stans Superstore). Take the second exit onto Ellesmere Road, proceed on this road before turning left onto Coopers Lane. Continue ahead before turning right into Coopers Field where the property will be seen to the left hand side at the end of the cul de sac.





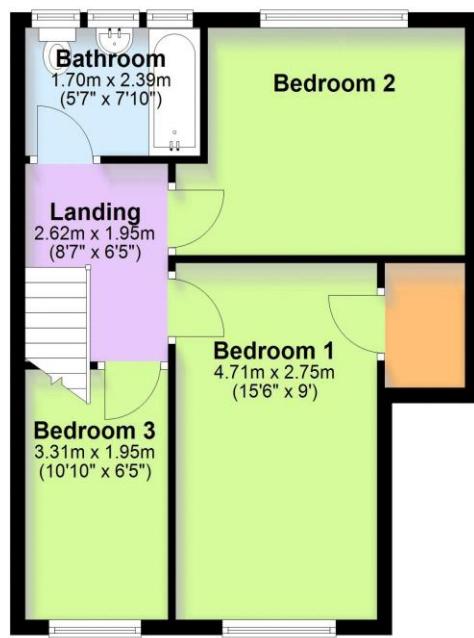
Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.