

# BOWEN

PROPERTY SINCE 1862



Asking Price £169,950

65 Cherry Tree Drive, St. Martins,  
Oswestry, SY11 3HX

🏠 2 Bedrooms

🚿 1 Bathroom



# 65 Cherry Tree Drive, St. Martins, Oswestry, SY11 3HX



## General Remarks

A two bedroom semi-detached property situated within a popular residential area within easy walking distance of the shops and amenities of St Martins. The living accommodation comprises: Porch, Living Room, Kitchen, Two Bedrooms and Family Bathroom.

Externally there are gardens to front and an enclosed garden to rear, with ample off road parking to the side. The property benefits from uPVC double glazing and gas central heating.

**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 house 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 and Shrewsbury and the cities of Wrexham and Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

## Accommodation

A part glazed uPVC door leads into:

**Porch:** With door into:

**Living Room:** 17' 7" x 11' 8" (5.37m x 3.55m max.)  
Log burner set on slate hearth with brick surround.  
TV/telephone points, radiator, understairs storage cupboard, stairs to first floor landing and door to:

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Your home may be repossessed if you do not keep up repayments on your mortgage

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 expressly 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.

**Kitchen:** 11' 8" x 8' 5" (3.55m x 2.57m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for a cooker, fridge freezer and washing machine. Radiator, vinyl flooring, part tiled walls and part glazed uPVC door to gardens.

**Stairs to first floor landing:** Airing cupboard housing Worcester gas fired boiler, access to loft and space and doors off to:

**Bedroom 1:** 11' 8" x 8' 8" widening to 11'7" (3.55m x 2.63m widening to 3.52m) Radiator and TV point.

**Bedroom 2:** 11' 7" x 8' 0" (3.53m x 2.45m) Radiator.

**Bathroom:** 6' 4" x 5' 6" (1.94m x 1.67m) Suite comprising panel bath with shower over, pedestal wash hand basin and low level flush WC. Radiator, part tiled walls and extract fan.







**Outside:** To the front of the property is a lawned area and a driveway leading alongside the property to a pedestrian gate giving access to the enclosed rear garden. The rear gardens are again laid to lawn bordered by timber panel fencing.

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

**Council Tax Band:** Council Tax Band 'A'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

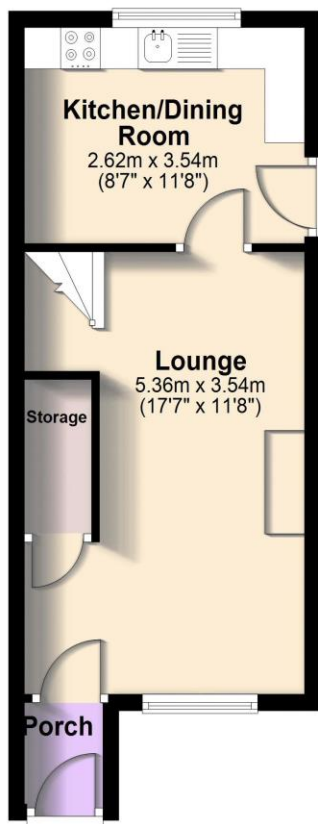
**EPC Rating:** EPC Rating - Band 'D' (68).

**Directions:** From Oswestry take the A5/A483 in the direction of Wrexham before taking the fourth exit at the Gledrid roundabout signposted St Martins. Continue to the next roundabout taking the first exit onto Overton Road. Follow the road ahead past Stans Superstore and take the third exit at the mini roundabout on to Green Lane. Take the first turning left on to Cherry Tree Drive and continue along the estate road where the property will be located on the left hand side.



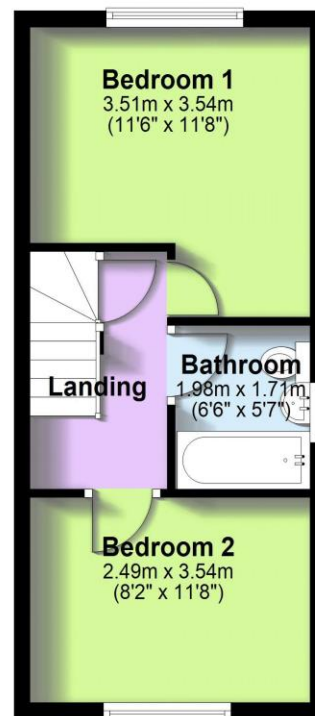
## Ground Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



## First Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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