



11 Laburnum Close, St Martins, Oswestry,
SY11 3HU

**Bowen Son
and Watson**

An immaculately presented 3 Bedroom Detached Family Home situated in a popular residential area of the village of St Martins and being within easy walking distance of the villages range of amenities. Maintained to a high standard throughout the accommodation comprises: Entrance Hall, Lounge, Kitchen/Dining Room, Utility, Cloakroom whilst on the first floor there are 3 good size Bedrooms (master en-suite) and a Family Bathroom. Externally the property stands on a good size plot with front and rear gardens, driveway and single garage. Gas central heating and double glazing are installed throughout.

Offers in the Region Of £169,995



11, Laburnum Close, St Martins, Oswestry, SY11 3HU

- Modern 3 Bedroom Detached House
- Entrance Hall, Lounge, Kitchen/Dining Room, Utility
- 3 Bedrooms (master en-suite) & Family Bathroom
- Gas Central Heating
- Double Glazing
- Driveway & Garage
- EPC Rating Awaited

GENERAL REMARKS

11 Laburnum Close is an immaculately presented 3 Bedroom Detached Family Home situated in a popular residential area of the village of St Martins and being within easy walking distance of the villages range of amenities. Maintained to a high standard throughout the accommodation comprises: Entrance Hall, Lounge, Kitchen/Dining Room, Utility, Cloakroom whilst on the first floor there are 3 good size Bedrooms (master en-suite) and a Family Bathroom. Externally the property stands on a good size plot with front and rear gardens, driveway and single garage. Gas central heating and double glazing are installed throughout.

LOCATION

The property is set within a central location in the popular village of St Martins. The village itself has an excellent range of shops and amenities including large superstore, an excellent primary/secondary school, 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 Chester. The area is surrounded by stunning countryside with Ellesmere's renowned meres and the Shropshire Union Canal being close by.

ACCOMMODATION

The property is constructed of brick under a pitched tiled roof and is approached over a tarmac driveway leading to a a part glazed uPVC door into:

ENTRANCE HALL

With stairs to first floor, radiator.

LOUNGE

17' 3" x 12' 10" (5.25m x 3.91m)

Oak fireplace with electric wood burner effect fire, gas point, radiator, TV point, telephone point, dimmer switch, door into:

KITCHEN/DINING ROOM

16' 1" x 10' 6" (4.9m x 3.19m)

Fully fitted kitchen with a range of matching base units and eye level wall cupboards, worktop over and tiled surround. Breakfast bar. Space and plumbing for dishwasher, space for cooker with extractor hood over, space for low level fridge. Stainless steel sink and drainer. Radiator, uPVC patio doors to rear garden. Door to understairs storage cupboard.

UTILITY

7' 5" x 5' 9" (2.26m x 1.76m)

Fitted worktop with tiled surround and base unit with space and plumbing for washing machine and tumble dryer beneath. Extractor fan, radiator, uPVC door to outside, door to:



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.

CLOAKROOM

Fitted with low level flush WC and wall mounted wash hand basin with tiled splashback. Radiator.

FIRST FLOOR LANDING

With access to roof space, door to airing cupboard with Worcester combination boiler.

BEDROOM 1

11' 4" x 9' 5" (3.46m x 2.87m)
Radiator, fitted double wardrobe.

EN-SUITE

Fitted shower cubicle with Triton electric shower and tiled surround, low level flush WC and pedestal wash hand basin. Radiator, extractor fan, shaver point.

BEDROOM 2

9' 6" x 9' 2" (2.89m x 2.8m)
Fitted single wardrobe, radiator.

BEDROOM 3

7' 9" x 6' 6" (2.37m x 1.98m)
Radiator.

FAMILY BATHROOM

6' 4" x 5' 5" (1.93m x 1.66m)
White bathroom suite comprising panelled bath with shower attachment and rain fall head, low level flush WC and pedestal wash hand basin. Fully tiled surround, radiator.

GARDENS

To the front of the property is a lawned garden with adjoining tarmac driveway providing off road parking. The private rear garden is enclosed by brick walls topped by a picket fence. The garden is mainly laid to lawn with a patio areas immediately adjoining the house and to the side. There is a separate seating area at the top of the garden.



*Providing a unique coverage across Shropshire,
North & Mid Wales and into Cheshire*

View all our properties
on www.bowensonandwatson.co.uk

**Bowen Son & Watson -
Oswestry Office Tel:
01691 652367**

35 Bailey Street Oswestry Shropshire SY11 1PX
oswestry@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

**Bowen Son
and Watson**

GARAGE

16' 5" x 8' 2" (5.00m x 2.5m)

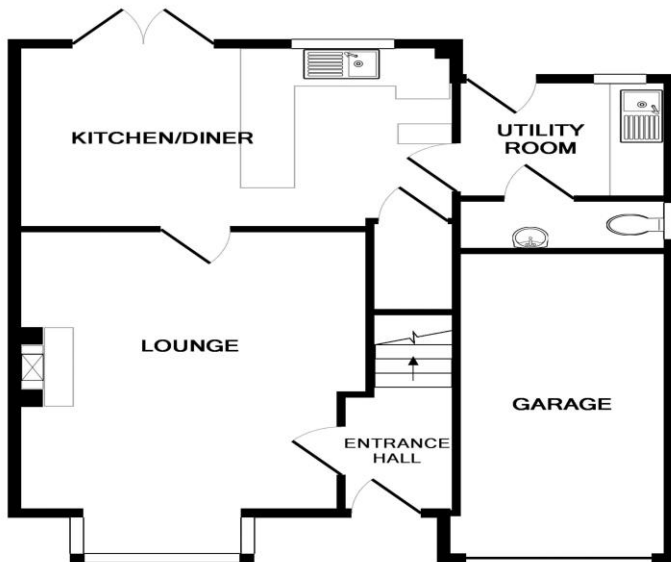
Fitted with up and over door, power and light connected.

PLANNING PERMISSION

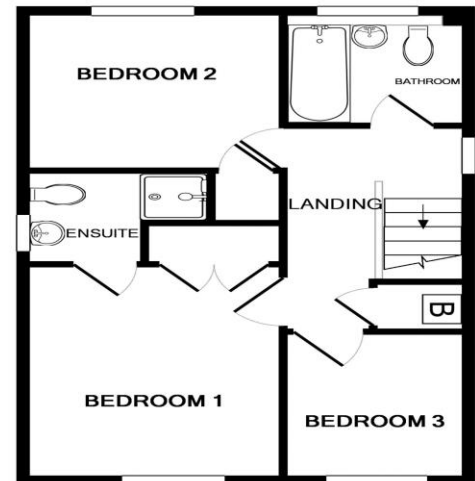
Planning Permission has been granted for a 2 storey extension above the garage and conversion of the existing garage into living space. For further details please contact the Selling Agents or view the plans on Shropshire Council's planning website using planning code 14/04842/FUL

DIRECTIONS

From Oswestry proceed North on the A5 towards Wrexham. At the Gledrid roundabout take the fourth exit sign posted for St Martins. Continue through the village taking the third exit at the roundabout after 'Stan's' Supermarket into Green Lane, take the next left into Cherry Tree Drive and take the second turning right where the property will be identified on the left identified by the Agent's for sale board.



GROUND FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

Providing a unique coverage across Shropshire,
North & Mid Wales and into Cheshire

View all our properties
on www.bowensonandwatson.co.uk

Bowen Son & Watson -
Oswestry Office Tel:
01691 652367

35 Bailey Street Oswestry Shropshire SY11 1PX
oswestry@bowensonandwatson.co.uk

**Bowen Son
and Watson**