



Cottage Lane | St. Martins | Oswestry | SY11 3BL

Offers in the region of £125,000



ROSE RESIDENTIAL

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While the apartment may appear modest from the outside, it more than makes up for it internally, offering a cleverly designed layout, generous living space, excellent storage and impressive far-reaching countryside views. Situated in a quiet estate on the outskirts of St Martins this first floor, ex local authority maisonette has two double bedrooms, a lounge diner, generous kitchen, bathroom and utility. Downstairs there is a large entrance hall and additional workspace. Outside the secluded garden looks over fields and captures the sun all day.

Entrance Hall

UPVC glazed door and window giving plenty of light makes for a useful clothes drying area when it rains. There is also a radiator, lighting and a power point.

Store/Workshop

Half glazed UPVC door to the garden, rear window, shelving and worktops.

Hallway

Wider than average concrete stairs lead to the first floor landing where doors to the bedrooms, bathroom and lounge can be found. A utility cupboard houses the washing machine, combi boiler and electric consumer unit, hard wired smoke alarms and there is also a hatch to the loft for storage.





Bedroom One

A large double bedroom which looks over the front of the property and St Martins Church in the distance. Built in storage in the form of beach huts.

Lounge/Diner

A beautiful calm space with a large window encompassed by a Silver birch tree at the front. Feature electric fireplace and fibre broad band point. An opening leads to the kitchen where it is possible to sit and see both the front and the back views at the same time.

Kitchen

The far reaching views over farm land (used for silage not cattle) makes washing up a pleasure! Built in elevated seating with plenty of storage underneath. A tilt and turn inward opening window allows cleaning from the inside.

Bathroom

Custom built sink unit with towel storage below. Comfort height toilet and an electric shower over the bath but also a shower/tap combi from the gas boiler. A clear window provides views even when in the shower as the property is not over looked.

Bedroom Two

A wonderful room to wake up and take coffee in bed in the morning, watch the sunrise or leave the curtains open at night and bathe in moon light. Open the window inwards to clean or listen to the birds. The small farm unit behind is used for campervan conversions during the week and doesn't cause any disturbances.

The Garden

Featuring a small pond, wildlife planting and a honeysuckle hedge this is the perfect place to relax. A wooden storage box provides somewhere for all the cushions needed for lounging around whilst watching birds, bees, bats and stars. The garden is gated to keep in pets or small children, the downstairs flat has a right of access but that's rarely used.

Lease

Shropshire council are the freeholders and charge £25 a month for buildings insurance and cutting the communal front lawn. The lease has 119 years remaining and the ground rent is £10 annually.





Additional Information

Since purchasing the property, two years ago, the current owners have replaced all of the double-glazed windows and carpets. Installed a new bathroom, made some layout changes and decorated throughout.

This flat is the same size as the three bedroom flats, which divide the large bedroom in two. The cul de sac has plenty of on street parking and an additional parking area at the end (visible from the lounge window) for visitors or handy if you have a works van or camper. There are footpaths at the end of the road that lead to the centre of the village or across the orchard and onwards towards the canal around 20 minutes away. There is a bus stop on the main road for Ellesmere, Wrexham or Oswestry

Disclaimer

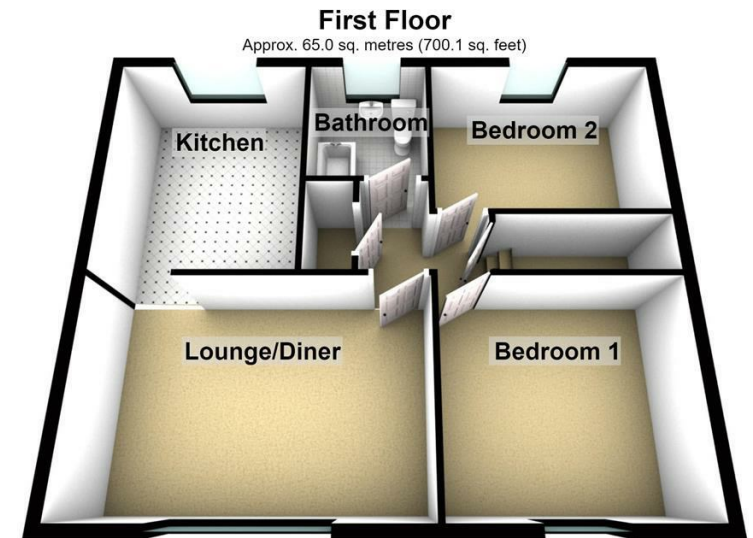
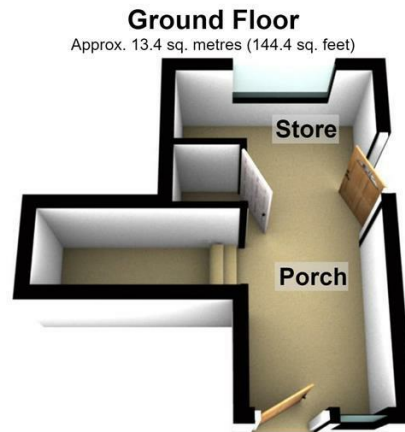
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Total area: approx. 78.5 sq. metres (844.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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