# Town & Country
Estate & Letting Agents

## 44 Moors Bank, St Martins, SY10 7BG

## Offers In The Region Of £175,000

WITH NO ONWARD CHAIN!! Located in the charming area of Moors Bank, St. Martins, this semi-detached house presents an excellent opportunity for those seeking a spacious family home. With a generous 1,055 square feet of living space, the property boasts two reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample accommodation for families or those wishing to have extra space for guests. The house features a kitchen and bathroom, which, along with the rest of the property, offers the potential for personalisation and updating to suit your tastes. While some refurbishment is required throughout, this presents a unique chance to create a home that reflects your individual style and preferences. Outside, the property is complemented by good-sized gardens and a driveway that accommodates parking for two vehicles, ensuring convenience for family and visitors alike. The location is particularly appealing, situated on the edge of the village, where you can enjoy a peaceful setting while still being close to local amenities. This property is not just a house; it is a canvas waiting for your vision. With its great potential and great location, it is an ideal choice for those looking to invest in a family home that can be transformed into a dream residence. Do not miss the chance to explore this promising opportunity in St. Martins.

## Directions

From our office follow the one way system out of town and join the A5 travelling towards Wrexham. upon reaching the Gledrid roundabout take the fourth exit towards St. Martins. On entering the village the property will be observed on the right as indicated by our for sale board.

## Accommodation Comprises

### Porch

The porch has a window to the front and the side, a part glazed door to the front and a part glazed door leading into the hallway.

### Hallway

The hallway has the stairs leading to the first floor, radiator, a window to the front and doors leading to the lounge, store and dining room.

### Store

A very useful space having a window to the front.

### Lounge 15'5" x 11'11" (4.70m x 3.65m)

The spacious, bright lounge has two radiators, wall lighting, coved ceiling, stone fireplace with an electric fire and patio doors leading out onto the rear garden.

### Dining Room 12'2" x 10'1" (3.71m x 3.08m)

The dining room has a bow window to the front, radiator, dado rail, stone fireplace with a quarry hearth and an archway leading through to the kitchen.

### Kitchen 12'6" x 8'3" (3.82m x 2.54m)

The kitchen has a range of oak style base and wall units with work surfaces over, plumbing for a washing machine and dishwasher, single bowl sink and a mixer tap over, electric oven, electric hob, integrated extractor fan, integrated fridge, part tiled walls, display cabinets, radiator, vinyl flooring and a window to the rear. A part glazed door leads through to the lobby.

### Rear Lobby

The lobby has a part glazed door to the side and a door leading to the cloakroom.

### Cloakroom

The cloakroom has a window to the side and a high level w.c.

### First Floor Landing

The first floor landing has a window to the rear, dado rail, two built in cupboards ( one housing the Worcester gas fired boiler) and doors leading to the bedrooms and the bathroom.

## Bedroom One 12'2" x 9'3" (3.72m x 2.83m)

A good sized double bedroom having a window to the front and the side, radiator, picture rail and a built in wardrobe.

## Bedroom Two 12'6" x 11'11" (3.83m x 3.64m)

The second double bedroom has a window to the front, radiator, picture rail and a built in wardrobe.

## Bedroom Three 9'2" x 9'2" (2.81m x 2.80m)

The third good sized bedroom has a window to the rear and a radiator.

## Family Bathroom 8'7" x 5'10" (2.64m x 1.80m)

The family bathroom has a window to the rear, low level w.c., wash hand basin, panel bath with a mixer tap and shower attachment, radiator, shaver point and part tiled walls.

## To The Outside

The property is accessed through toe wrought iron gates that lead onto the block paved driveway for two - three cars. The gardens have well stocked flower beds, a wall to the front boundary and fencing and hedging to the sides. A pathway leads down the side to the gate giving access to the rear garden.

## Rear Gardens

The rear gardens are a great size and have a patio across the rear of the house with extensive lawned and shrubbed gardens beyond, greenhouse,shed and fence and hedge boundaries.

## Additional Image

## Additional Image

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## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

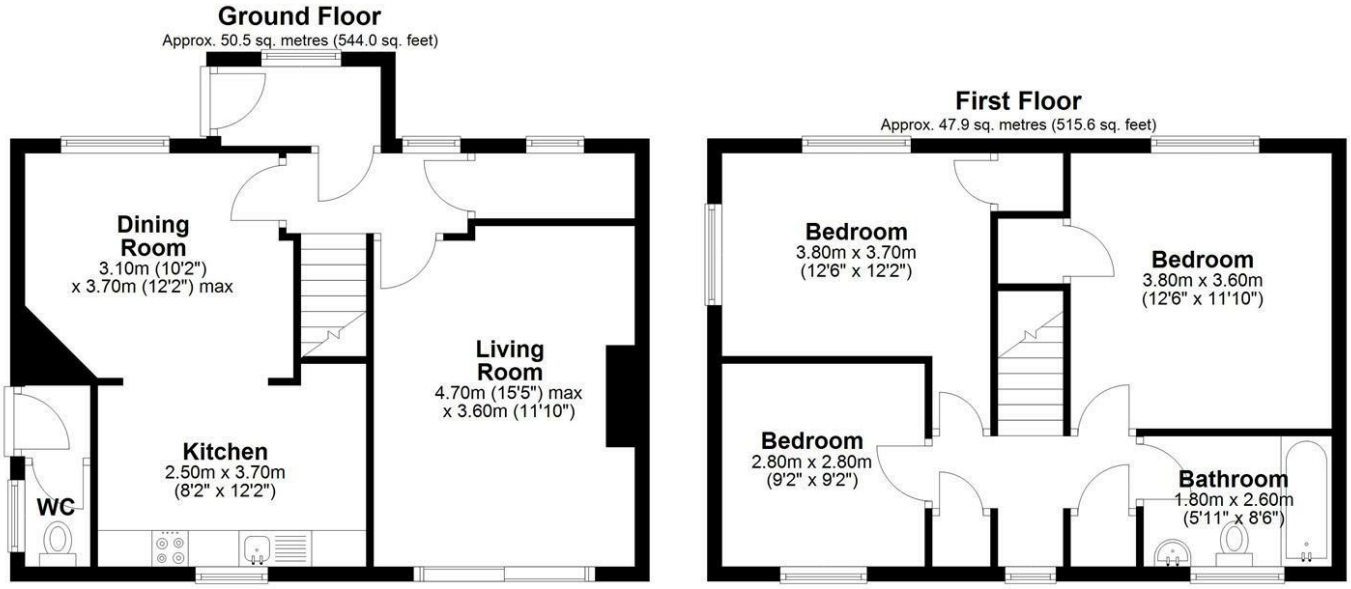
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

## Additional Information

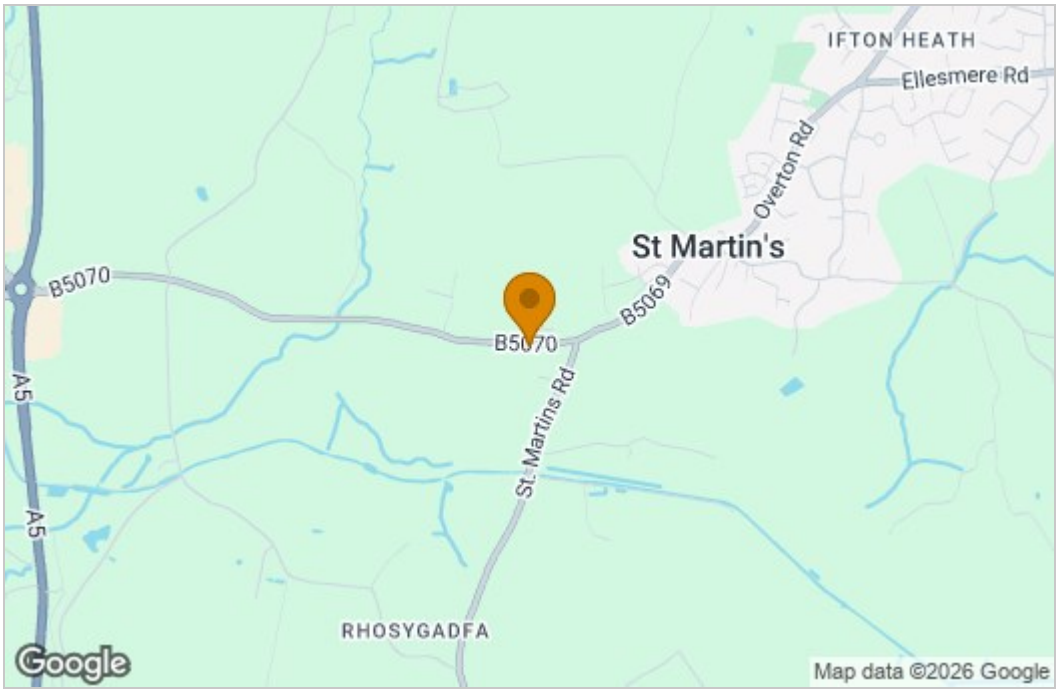
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in

these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

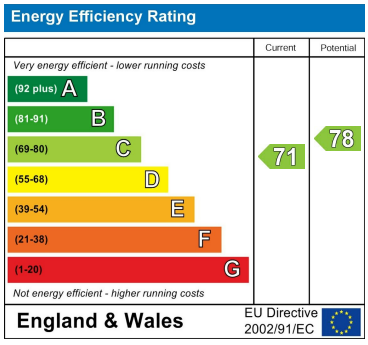
## Floor Plan




## Area Map




## Energy Efficiency Graph

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