



TO LET

£1,250 Per Calendar Month

Old School House Overton Road, St. Martins, Oswestry, SY11 3AR

A deceptively spacious three-bedroom semi-detached period family home providing over 1,500 sq ft of well presented and flexibly arranged living accommodation, alongside generous gardens which feature ample parking, a versatile timber outbuilding, and open views across fields to the rear; conveniently situated within the heart of St. Martins.



Ellesmere (5 miles), Oswestry (6 miles), Shrewsbury (22 miles) and Chester (23 miles)

(All distances approximate)



- Period Property
- Over 1,500 sq ft
- Gardens overlooking open fields
- Versatile Outbuilding
- Ample Parking
- Available Long Term

DESCRIPTION

The Old School House lies within the heart of the ever popular village of St.Martins which boasts a respectable range of day-to-day amenities, including Schools, Supermarket, Public Houses, Church, and Village Hall, whilst retaining a convenient proximity to the nearby towns of Ellesmere and Oswestry which, between them, complement the village with a more comprehensive array of facilities.

The neighbouring county centres of Shrewsbury, Wrexham, and Chester all lie within a reasonable commuting distance and enjoy a greater variety of attractions, including hospitals and rail links.

The property is formed from a converted former School House and, as such, enjoys many original features and aesthetic appeal typical of the era. In recent years, the property has been modernised and now offers over 1,500 sq ft of well proportioned and flexibly arranged living accommodation situated across two floors.

The ground floor plays host to a range of versatile reception rooms alongside a recently modernised kitchen, the latter leading through to a bright and airy garden room with views to the north over the gardens and open fields beyond, before leading through to a utility room and ground floor shower room.

The first floor is centred around a landing from where access is provided into three comfortably sized bedrooms served by a well-appointed family bathroom.

GARDENS

The property is approached onto a gravelled parking situated to the fore of the property, this leading, via full height timber gates, onto paving which runs along the side of the property and offers space for further parking or seating.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



The rear gardens enjoy an open aspect over open fields and comprise an area of decking complemented by a shaped lawn retained within floral beds.

Notably, the rear also comprises a substantial timber outbuilding complete with power and light, this extending to around 9.8m x 3.8 (approx.) and offering excellent potential for a variety of usages, be that as a home office, home gym, or play/storage area.

TERMS

The property will be offered on an APT with longer term tenants preferred.

Pets to be declared prior to viewing.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.



COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

SERVICES

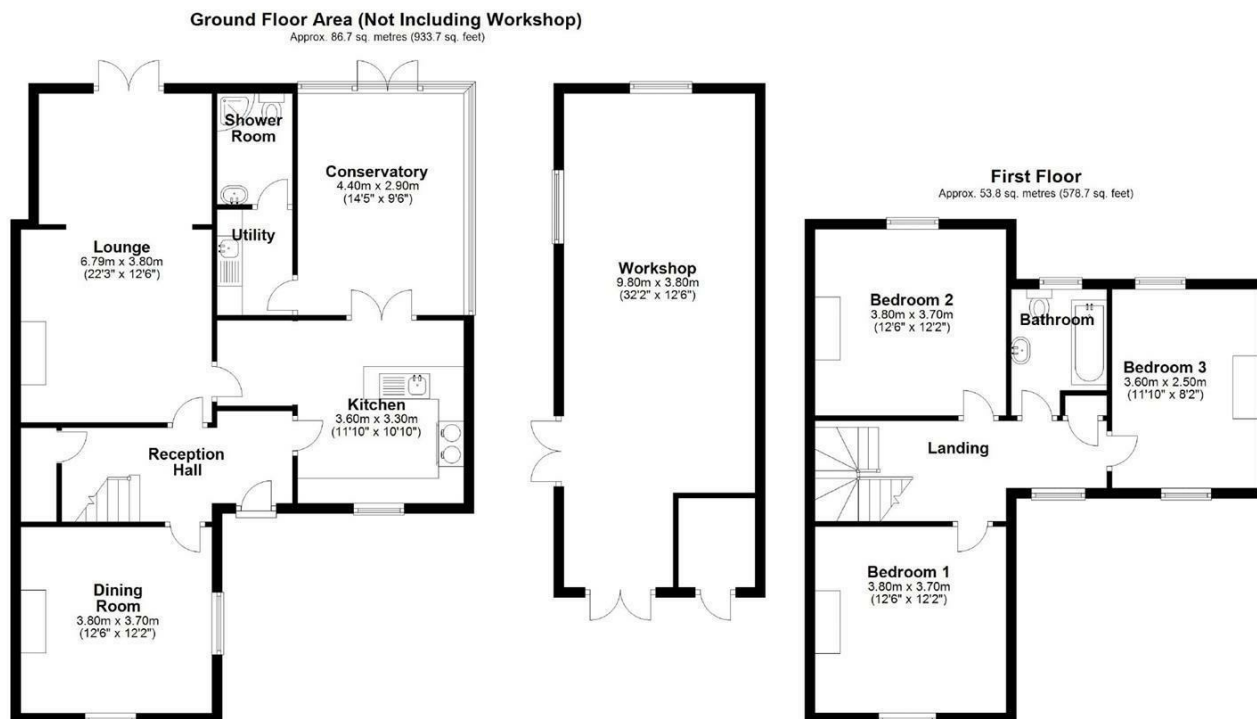
The property is served by mains water, electric, gas, and drainage.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

Old School House Overton Road, St. Martins, Oswestry, SY11 3AR

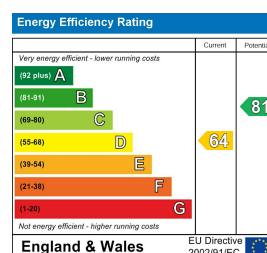


Total area: approx. 140.5 sq. metres (1512.4 sq. feet)

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Lettings

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmerelettings@halls.gb.com



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