

BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

Plot 78 (24), Morlas Meadows, St. Martins,
Oswestry, Shropshire, SY11 3FJ

🏠 3 Bedrooms

🚿 2 Bathrooms

Plot 78 (24), Morlas Meadows, St. Martins, Oswestry, Shropshire, SY11 3FJ



EXAMPLE OF POSSIBLE FINISHES FOR PLOTS AT MORLAS



NOT SPECIFIC PLOT. EXAMPLE OF POSSIBLE

General Remarks

A well designed three bedroom detached property situated within this popular new build development in the village of St Martins. The property forms part of the final phase of this popular development and will be warmed by gas fired central heating with double glazing throughout, off road parking provision and a single garage. The development itself includes a large area of open green space and the different styles of property being constructed creates an attractive street scene. For further information, please contact our Oswestry office. Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and external treatments (bricks, render, cladding and tiles) will vary per plot and are for illustrative purposes only.

As you enter the property through the front door there is a hallway which leads into a spacious living room. Off the living room there is a downstairs cloakroom, dining room and fitted kitchen. There are double patio doors leading from the dining room to the garden and patio area which enable the garden to be used all year round, and floods the dining area with natural light. Upstairs there are three double bedrooms including a master bedroom with en-suite bathroom, with walk in shower. There is also a family bathroom and airing cupboard off the landing. The Snowdrop also offers an integral single garage.

Location : The property is situated close to the centre of the village of St Martins which offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester and the motorway network beyond. The area has an excellent bus service whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com



Primoris Homes Ltd: Primoris Homes Ltd - The word 'Primoris' is Latin and means first or foremost, exactly what Primoris Homes are aiming to be is the foremost quality builders of desirable homes in the area. This small family run company have built up an enviable reputation for building attractive developments, which offer contemporary, flexible living spaces to suit the needs of their customers. The build quality of every new Primoris development is of utmost importance to the company who ensure the best materials are used and that quality workmanship and attention to detail are evident throughout. Every new home by Primoris is built to exacting standards and backed by a ten year LABC warranty.

Morlas Meadows: The Morlas Meadows development is centred around the historic Rhos y Llan Farm, a grade-II listed building that has been a farmstead since the 16th century, boasting records that can be traced back as far as 1732. As well as its attractively designed homes, the sympathetic development also features a selection of bungalows carefully designed to resemble conversions of traditional farm buildings and preserve the historical character of the location.




Accommodation

A door at the front of the property leads into:



SITE PLAN

ST. MARTINS

- | | | | |
|--|--|---|---|
| 
FOXGLOVE & HONEYSUCKLE
2 Bedroom
Semi-detached
Houses | 
DAISY & PRIMROSE
3 Bedroom
Semi-detached
Houses | 
LUPINE
2 Bedroom
Detached Bungalow
& Single Garage | 
BLUEBELL
3 Bedroom
Detached Bungalow
& Single Garage |
| 
CROCUS
2 Bedroom
Detached Bungalow
& Single Garage | 
LILY
3 Bedroom
Bungalow &
Double Garage | 
BUTTERCUP
3 Bedroom
Bungalow &
Single Garage | 
SNOWDROP
3 Bedroom
Detached House &
Single Garage |
| 
DAFFODIL
3 Bedroom
Detached House &
Single Garage | 
MARIGOLD
4 Bedroom
Detached House &
Double Garage | 
HAWTHORN
4 Bedroom
Detached House &
Single Garage | 
CAMPION
4 Bedroom
Detached House &
Double Garage |



Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Morlas Meadows is the marketing name for this development and may not be the designated postal address.



Porch: 3' 5" x 3' 3" (1.04m x 1.00m) With door into:

Lounge: 20' 1" x 11' 11" (6.13m x 3.63m) max Stairs to first floor landing and doors off to:

Kitchen: 13' 11" x 9' 7" (4.25m x 2.92m) With door to gardens and separate doors into:

Dining Room: 10' 6" x 9' 11" (3.19m x 3.02m) max With doors to rear gardens and internal door to:

Cloakroom: 7' 5" x 3' 1" (2.26m x 0.95m)

Stairs to first floor landing: Built in airing cupboard and doors off to:

Bedroom 1: 10' 6" x 9' 11" (3.19m x 3.02m) max With door to:

En Suite: 7' 6" x 3' 3" (2.29m x 1.00m)

Bedroom 2: 10' 11" x 9' 5" (3.34m x 2.86m)

Bedroom 3: 9' 2" x 8' 10" (2.80m x 2.70m)

Bathroom: 7' 1" x 6' 11" (2.15m x 2.12m)

Garage: 17' 4" x 8' 2" (5.28m x 2.48m)

EPC Rating: Predicted EPC Rating - Band 'B' (83).

Specification: Specification - • LABC 10 year warranty • Worcester Bosch Energy Efficient Gas Boilers • UPVC maintenance free grey modern windows • Choice of kitchen – with integrated oven/hob, dishwasher and fridge/freezer* • Choice of ceramic floor tiles and carpets • Contemporary white bathrooms with chrome fittings • En-suite bathroom to

selected master bedrooms • White panel doors • Garages** • Fire alarms • BT Fibre Broadband to all plots • Large plots bordering open countryside • Turfed front and rear gardens • Maintenance free Anthracite grey UPVC Soffit and fascias * At relevant stage and as specified for individual house types – ask for details. ** Available on some plots. The specification of each house type may vary. Please ask for more details on specific plots

Tenure & Management Charge: We are informed that the property will be freehold subject to vacant possession on completion. Each property will be subject to a £19.00 per calendar month management charge.

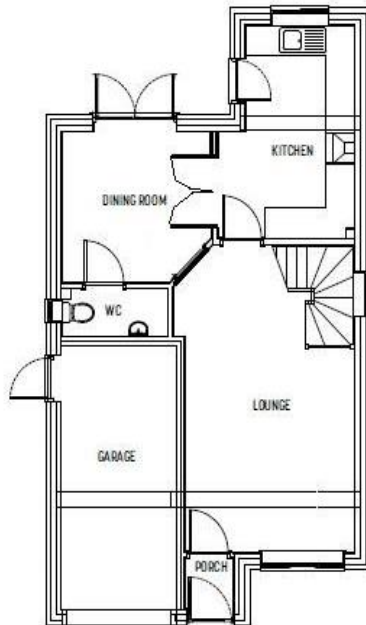
Reservation: You can reserve this property by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period. Please ask for further details.

Services: We have been informed by the seller that the property will benefit from mains water, mains drainage and gas central heating.

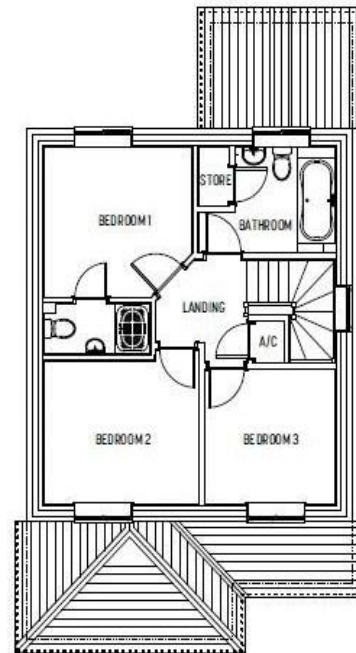
Directions: From Oswestry take the A5/A483 in the direction of Wrexham before taking the fourth exit at the Gledrid roundabout signposted St Martins. Continue to the next roundabout taking the first exit onto Overton Road. Follow the road ahead and the development will be found on the left hand side.



GROUND FLOOR



FIRST FLOOR



Porch	1040 x 1000mm	3'-4 15/16" x 3'-3 3/8"
Lounge	3627 x 6131mm	11'-10 13/16" x 20'-1 3/8"
Kitchen	2923 x 4254mm	9'-7" x 13'-11 1/2"
Dining Room	3188 x 3015mm	10'-5 1/2" x 9'-10 3/4"
WC	2258 x 950mm	7'-4 7/8" x 3'-1 3/8"
Garage	2475 x 5275mm	8'-1 1/2" x 17'-3 5/8"

Bedroom 1	3188 x 3022mm	10'-5 1/2" x 9'-11"
En-Suite	2285 x 1000mm	7'-6" x 3'-3 3/8"
Bedroom 2	3335 x 2862mm	10'-11 1/4" x 9'-4 3/4"
Bedroom 3	2800 x 2704mm	9'-2 1/4" x 8'-10 1/2"
Bathroom	2150 x 2117mm	7'-5/8" x 6'-11 3/8"

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Protection for new-build home buyers

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.

BOWEN

35 Bailey Street Oswestry Shropshire SY11 1PX

SINCE 1862

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

