

11 Miners Way Ifton Heath, St. Martins Oswestry SY11 3FT



4 Bedroom House - Semi-Detached
Offers In The Region Of £305,000

The features

- EXCELLENT SIZED 4 BEDROOM SEMI DETACHED
- A RATED ENERGY EFFICIENCY AND SOLAR PANELS
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND ENCLOSED GARDENS
- EPC RATING A
- PERFECT SIZED FAMILY HOME
- ATTRACTIVE FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- EARLY VIEWING HIGHLY RECOMMENDED



*** STUNNING SHOW AND VIEW HOMES NOW AVAILABLE FOR VIEWING***

Book your personal appointment - call 01691 674567 or Jill 07773 588081

We are delighted to release on behalf of Cornovii Homes their exciting new development Ifton Green.

Moving on up? The Whittington is a 4 bedroom home is great for those looking for more space.

Featuring a Reception Hall with Cloakroom, impressive through Lounge, attractive Kitchen Dining Room with appliances, Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

Being 'A' rated and finished with high energy insulation Cornovii Homes have also installed PV panels to all homes at Ifton Green saving you money from day one.

Driveway with parking, EV charger and gardens to the front and rear which are laid to lawn.

Early reservation recommended

Property details

LOCATION

Ifton Green is in the beautiful village of St Martin's in the North-West of Shropshire. Only a few hundred yards from the Welsh border and the market Town of Oswestry. Ifton Meadows, Prices Dingle and Chirk Aqueduct are amongst some of the nearby natural beauties that are well worth a visit. A perfect location for those who want to live amongst nature and the Shropshire countryside.

St Martin's is totally self sufficient with amenities including St Martin's School that educates students from the ages of 3-16, an active Village Hall, supermarket, post office, and public house. St Martin's is ideally placed for commuting to the nearby County Town of Shrewsbury, City of Chester and the busy market town of Welshpool.

There are good public transport links with local bus service. Travel to Shrewsbury and Telford to the South and Wrexham, Chester and the Wirral to the North is accessible via the A5/M54 network and the Gobowen main line railway station is 2 miles away with links to London.

Five miles away is the thriving market Town of Oswestry. In this vibrant ancient Shropshire market town, you will find a range of shopping and leisure facilities, bistros, cafes and an impressive indoor and outdoor market set around the grand Town Hall. Currently under construction is a brand-new business park making Oswestry set to be the second largest Town in the County.

For those who love to explore Oswestry is surrounded by stunning industrial heritage and castles.

Having all this on your doorstep makes St Martins a perfect place to buy your new home.

RECEPTION HALL

with useful storage/cloaks cupboard, radiator.

CLOAKROOM

With wash hand basin and WC. Window to the front, radiator.

THROUGH LOUNGE

A lovely through lounge with windows to the front and rear elevations, media point.

ATTRACTIVE KITCHEN/DINING ROOM

Again a lovely through room, naturally well lit by windows to the front and side and double opening French doors leading onto the rear garden. The Kitchen is attractively fitted with range of contemporary units with integrated appliances.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with Linen and Storage cupboard.

PRINCIPAL BEDROOM

With window to the front,, media point, radiator.

EN SUITE SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator. Window to the side.

BEDROOM 2

With window to the front,, radiator.

BEDROOM 3

Again with window overlooking the rear. Radiator.

BEDROOM 4

With window to the rear, radiator.

BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

OUTSIDE

The property is approached over brick paved driveway with parking for two cars. The front garden is laid to lawn. Side pedestrian access leads to the rear Garden which again is laid to lawn with paved sun terrace. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. There is an annual service charge of £600.00 which covers the landscaped communal areas. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

Due to the property being a new build the banding has not yet been allocated by the Council - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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4 Bedroom House - Semi-Detached
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Plots 30 & 31
4 Bedroom Home
1214 sq ft

Ground Floor

Kitchen/Dining	6.0m x 3.7m
Living Room	6.0m x 2.9m
W.C.	2.0m x 0.9m
Hall	4.2m x 1.4m



First Floor

Bedroom 1	3.8m x 3.7m
Bedroom 2	3.4m x 4.1m
Bedroom 3	2.5m x 2.9m
Bedroom 4	2.1m x 3.7m
Bathroom	2.0m x 1.9m
En-Suite	2.7m x 0.9m
Landing	2.9m x 2.5m



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Get in touch

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Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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