

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



4 Bedroom House - Detached  
Offers In The Region Of £350,000

## The features

- STUNNING 4 BEDROOM DETACHED
- IMPRESSIVE KITCHEN/DINING ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- HIGH ENERGY EFFICIENCY - SOLAR PV PANELS
- LOVELY COUNTRYSIDE VIEWS TO REAR
- LOVELY THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND PARKING SOUTH FACING GARDEN
- 10 YEAR NEW HOME WARRANTY



\*\*\* 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.

This stunning 4 bedroom detached house with garage makes for the perfect family home. The welcoming Reception Hall with Cloakroom opens to the lovely light, through Lounge. The spacious Kitchen/Dining Room is beautifully fitted with range of integrated appliances and features double opening French doors leading on the garden. The Principal Bedroom has fitted wardrobes and en suite and there are 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 Garage along with South facing garden which is laid to lawn.

Viewing highly 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.

### NOTE

Internal images shown are those of the Show Home which is the same layout as Plot 25.

**RECEPTION HALL** 17'0" x 5'2" (5.2 x 1.6)  
An inviting Reception Hall with double built in cloaks cupboard, and additional storage cupboard. Radiator.

**CLOAKROOM**  
With suite comprising WC and wash hand basin. Window to the front, radiator.

**THROUGH LOUNGE** 20'0" x 9'6" (6.1 x 2.9)  
A lovely through room, naturally well lit with windows to the side and rear. Media point, radiators.

**FAMILY DINING KITCHEN** 20'0" x 11'9" (6.1 x 3.6)  
Again a lovely through room with the Dining Area featuring window to the front and double opening French doors leading to the side. The Kitchen will be attractively fitted with range of contemporary units and integrated appliances including dishwasher, fridge freezer, double oven, hob and extractor hood.

**FIRST FLOOR LANDING** 9'2" x 8'10" (2.8 x 2.7)  
From the Reception Hall staircase leads to First Floor Landing with access to roof space. Storage cupboard.

**PRINCIPAL BEDROOM** 12'9" x 11'9" (3.9 x 3.6)  
With window overlooking the rear garden and fields beyond. Fitted double wardrobe with hanging rail and shelving, media point, radiator.

**EN SUITE SHOWER ROOM** 8'10" x 3'7" (2.7 x 1.1)  
With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator. Window to the side.

**BEDROOM 2** 12'9" x 10'5" (3.9 x 3.2)  
With window to the front, radiator.

**BEDROOM 3** 9'6" x 9'2" (2.9 x 2.8)  
with window to the front, radiator.

**BEDROOM 4** 11'9" x 6'10" (3.6 x 2.1)  
With window overlooking the rear garden, radiator.

**FAMILY BATHROOM** 7'2" x 6'6" (2.2 x 2.0)  
With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### OUTSIDE

The property is approached over brick paved driveway with parking for two cars and leading to the Detached Garage with up and over door, power and lighting. The front garden is laid to lawn. Side pedestrian access leads to the rear South facing 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 'Ellis-Ridings Mortgage Solutions' 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

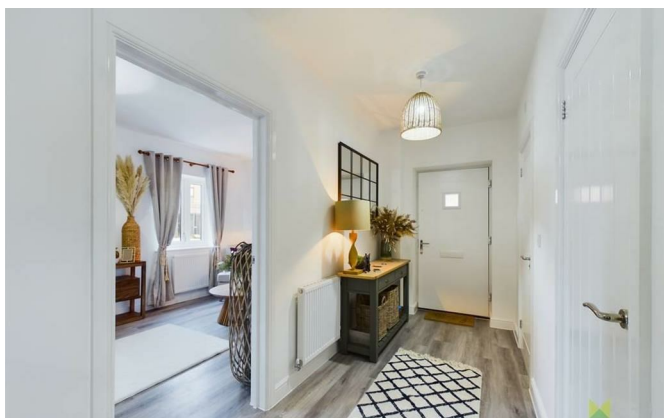
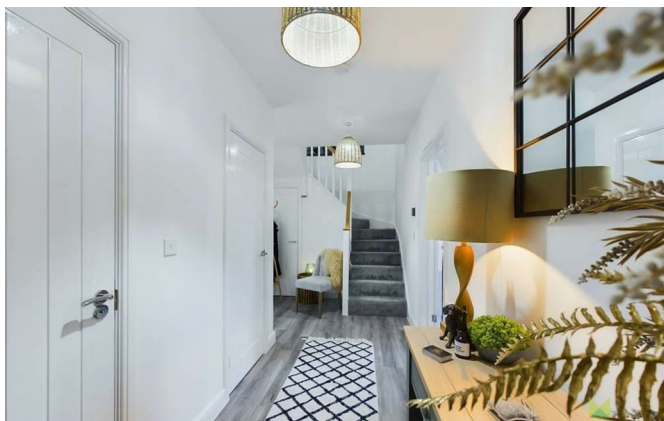
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.

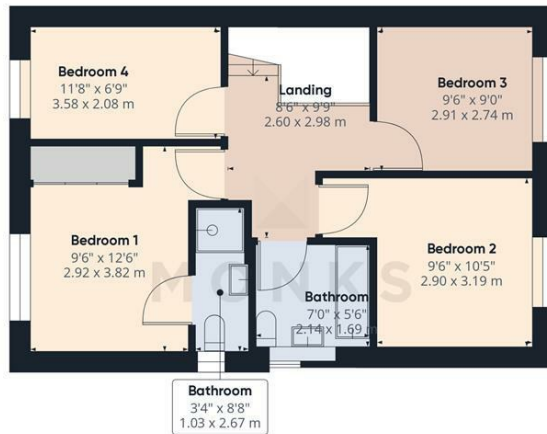
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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1148.32 ft<sup>2</sup>  
106.68 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Judy Bourne

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## Get in touch

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## Oswestry office

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Shropshire, SY11 2SP

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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