

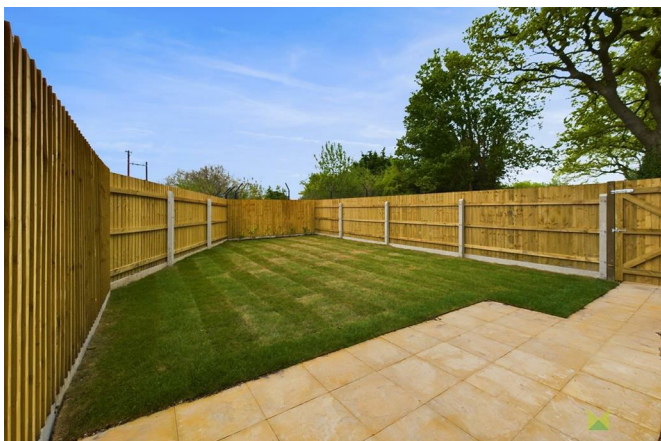
# 56 Bridgewater Street Ellesmere SY12 0GD



4 Bedroom House - Detached  
Offers In The Region Of £340,000

## The features

- VIEW HOME NOW OPEN - BOOK YOUR EARLY APPOINTMENT
- IMPRESSIVE KITCHEN/DINING ROOM WITH APPLIANCES
- 3 FURTHER BEDROOMS AND BATHROOM
- HIGH ENERGY EFFICIENCY - SOLAR PV PANELS
- EARLY RESERVATION HIGHLY RECOMMENDED
- LOVELY THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN.
- 10 YEAR NEW HOME WARRANTY



\*\*\* STUNNING VIEW HOME NOW AVAILABLE \*\*\*

To book your personal viewing call 01691 674567

We are delighted to release on behalf of Cornovii Homes their exciting new development Ellesmere Wharf..

This stunning 4 bedroom detached house makes for the perfect family home. The welcoming Reception Hall with Cloakroom opens to the lovely light, through Lounge with French doors leading to the garden. 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 rear garden which is laid to lawn.

## Property details

### DESCRIPTION

These beautiful 2, 3 and 4 bed homes have been designed to provide you with sustainable living. The technology and systems they use help reduce carbon emissions, reduce energy bills, and emit, on average, at least 20% less CO<sup>2</sup> than a typical new build. Perfect for both families and first-time buyers.

#### Solar PV Panels

Cornovii Homes really wants to help its customers save money on their electric bills. That's why they install solar PV panels as standard to all their homes at Ellesmere Wharf. They will be reducing your energy bills from the moment you move into your new home. All you need to do is simply get in touch with your electricity supplier and register for a Feed-in Tariff (subject to availability).

All the homes at Ellesmere Wharf are rated A for energy efficiency.

All Cornovii homes come with an Energy Performance Certificate (EPC) containing information about the property's predicted energy use and typical costs.

Hive Thermostat

Ring Doorbell

Cornovii want to give our customers peace of mind. Therefore, they fit a Ring doorbell to all their homes. With its built-in video camera, you will always know exactly who is at your front door!

Own or thinking of owning an electric vehicle. Well good news!

Your home already has the facility to fit an EV charger. This enables you to fit up to a 7KW rapid charger when you need it.

There is an annual service charge for each home for 2023/2024 this is £488.01 per annum and we would recommend this is verified during pre contract enquiries.

### LOCATION

Ellesmere Wharf can be found in the most idyllic semi-rural location in the thriving market town of Ellesmere, also known as 'Shropshire's Lake District.' Situated alongside the Shropshire Union Canal and only a short walk from the centre of the town Cornovii's new homes at Ellesmere Wharf can be found in the most idyllic semi-rural location in the thriving market town of Ellesmere, also known as 'Shropshire's Lake District.' Situated alongside the Shropshire Union Canal and only a short walk from the centre of the town The Mere is on your doorstep. You can visit this stunning lake, view its gardens, stop at the café and visitors centre, hire a boat, or simply just take a relaxing woodland walk. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and beautiful surroundings for recreational use. In addition, there are excellent Primary and Secondary schools along with the renowned Ellesmere College. With good road links from the A5 to the motorway network you will have easy access to the popular towns of Oswestry, Shrewsbury, Wrexham, and the City of Chester. For those who commute you will find a main line train station in nearby Gobowen offering direct links to Birmingham and beyond.

### DIRECTIONS

Directions:

A483/A5 Oswestry

(Travelling South) turn left / 1st exit at the Whittington Roundabout onto the A495 or (Travelling North) turn right / 3rd exit at the Whittington Roundabout onto the A495.

Continue for 1.8 miles / 2.9 km on the A495 to Whittington. Turn left and first right onto the A495 to Ellesmere. Continue for 4.6 miles / 7.3 km and take the 2nd exit at the roundabout onto the A495 (Scotland Street). After 0.7 miles / 1.1 km turn right at the traffic lights into Canal Way and continue for a further 0.2 miles / 0.3 km. Turn left into Bridgewater Street where you'll find Ellesmere Wharf on the right hand side.

A41 Whitchurch

(Travelling South) turn right / 3rd exit off the Whitchurch Bypass Roundabout onto the A525 (Wrexham Road) or (Travelling North) take the 1st exit onto the A525 (Wrexham Road).

Follow the A525 for 1.2 miles / 1.9 km. Turn left onto the A495 to Ellesmere for 9.3 miles / 15 km. At the junction, turn right for Ellesmere town centre. At the roundabout take the 2nd exit and continue on the A495 (Willow Street into Victoria Street). At the roundabout take the 2nd exit onto the A495 (Scotland Street). After 0.2 miles / 0.3 km, turn left at the traffic lights into Canal Way and continue for a further 0.2 miles / 0.3 km. Turn left into Bridgewater Street where you'll find Ellesmere Wharf on the right hand side

### RECEPTION HALL

#### CLOAKROOM

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

#### LOVELY THROUGH LOUNGE

A impressive through lounge with windows to the front and side elevations and double opening French doors leading onto the garden, media point. Radiator.

#### KITCHEN/DINING ROOM

Again a lovely through room, naturally well lit by windows to the front and side elevations. 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 cupboard.

#### PRINCIPAL BEDROOM

With windows to the front and side elevations,, 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 front.

#### BEDROOM 2

With window to the front and side elevations,, radiator.

#### BEDROOM 3

Again with window overlooking the side. Radiator.

#### BEDROOM 4

With window to the side, radiator.

#### FAMILY 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. 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 and would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that mains water, gas, electricity and drainage are connected.

##### COUNCIL TAX BANDING

The property is new build and awaiting banding from the Local Authority.

##### 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

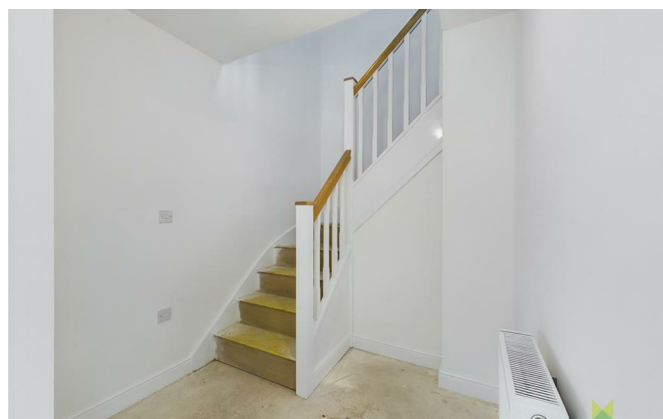
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### 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.

## 56 Bridgewater Street, Ellesmere, SY12 0GD.

4 Bedroom House - Detached  
Offers In The Region Of £340,000



**Plot 7**  
4 Bedroom Home  
1232 sq ft

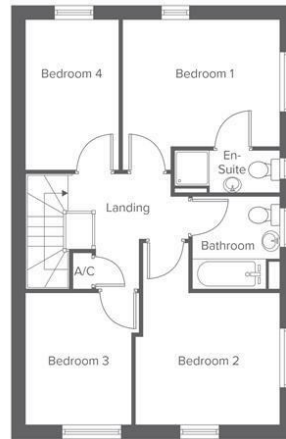
**Ground Floor**

Kitchen/Dining	6.0m x 4.0m
Living Room	6.0m x 4.0m
W.C.	1.7m x 0.9m
Hall	1.2m x 4.8m



**First Floor**

Bedroom 1	3.7m x 3.5m
Bedroom 2	3.4m x 3.1m
Bedroom 3	2.5m x 3.1m
Bedroom 4	2.2m x 3.5m
Bathroom	2.1m x 2.1m
Landing	2.7m x 2.6m



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

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16 Church Street, Oswestry,  
Shropshire, SY11 2SP

**We're available 7 days a week**  
HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

- 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.
  - All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
  - No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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