

# 28 Bridgewater Street Ellesmere Wharf Ellesmere SY12 0GD



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £279,000**

## The features

- A RATED ENERGY EFFICIENT HOMES WITH INSET SOLAR PANELS
- ENVIABLE LOCATION IN THE HEART OF THE TOWN
- LOUNGE WITH FRENCH DOORS TO GARDEN
- PRINCIPAL BEDROOM WITH SHOWER ROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- EXCELLENT 3 BEDROOM SEMI DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM
- CONTEMPORARY KITCHEN/DINING ROOM WITH APPLIANCES
- TURFED REAR GARDEN AND PARKING



\*\*\* STUNNING VIEW HOMES NOW AVAILABLE FOR VIEWING \*\*\*

To book your personal appointment - call Monks on 01691 674567

On behalf of Cornovii Homes we are delighted to market these stunning homes at Ellesmere Wharf.

The ground floor of this home offers lots of room.

The kitchen has enough space for a dining area, ideal for spending mealtimes together. Fitted with cupboards from Symphony Kitchens and integrated appliances including a dishwasher, washer dryer, and a fridge freezer. The spacious separate living room, with French doors leading to the garden, is perfect to relax in.

Upstairs are two double bedrooms, one featuring an en suite shower room. Built in storage, off the landing, and a contemporary family bathroom with Roca Gap sanitary ware, Porcelanosa tiles, and heated towel rail completes the first floor. To help save money on energy bills the Newton Mere comes fitted with solar PV panels as standard.

Helping to reduce energy bills, this brand-new home has solar PV panels as standard and provision for EV Charger. The enclosed Rear Garden is turfed and there are two parking spaces.

## 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.

PLEASE NOTE - THE INTERIOR MAY DIFFER WITH CHOICE OF KITCHEN AND TILING.

### 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

Covered entrance with outside light and door opening to Reception Hall. Radiator.

### CLOAKROOM

6'6" x 3'3" (2.0 x 1.0)

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

### LOUNGE

17'0" x 15'8" (5.2 x 4.8)

A lovely light room with window and double opening French doors leading onto the rear garden, media point, radiator, useful storage cupboard.

### KITCHEN/DINING ROOM

17'0" x 15'8" (5.2 x 4.8)

The Kitchen has been attractively fitted with a contemporary range of units from the Symphony range and comprise single drainer sink set into base cupboard, further range of matching cupboards and drawers with worksurfaces over and having integrated appliances including fridge freezer, dishwasher and washer dryer each with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and useful linen cupboard.

### PRINCIPAL BEDROOM

15'1" x 9'6" (4.6 x 2.9)

having window overlooking the rear. Radiator.

### EN SUITE SHOWER ROOM

7'10" x 3'3" (2.4 x 1.00)

With suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### BEDROOM 2

10'9" x 9'10" (3.3 x 3.00)

With window overlooking the front, radiator.

### BEDROOM 3

12'5" x 7'2" (3.8 x 2.2)

Having window overlooking the front, radiator.

### OUTSIDE

The property has a driveway with parking for two cars and side pedestrian access to enclosed turfed rear garden.

### 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.

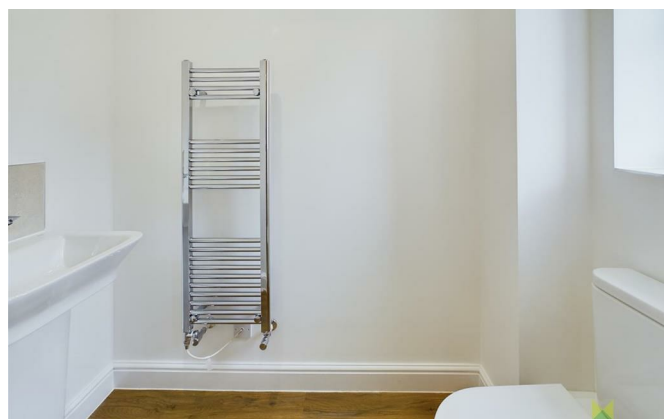
#### NEED TO CONTACT US

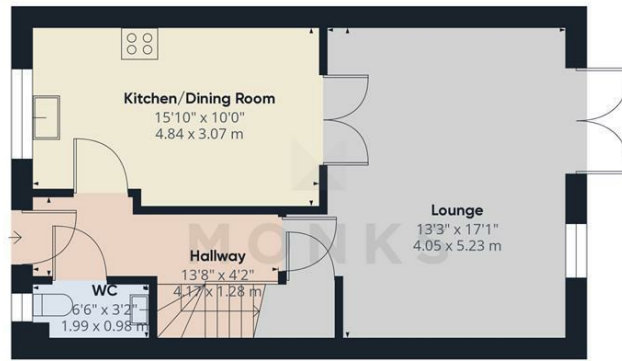
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



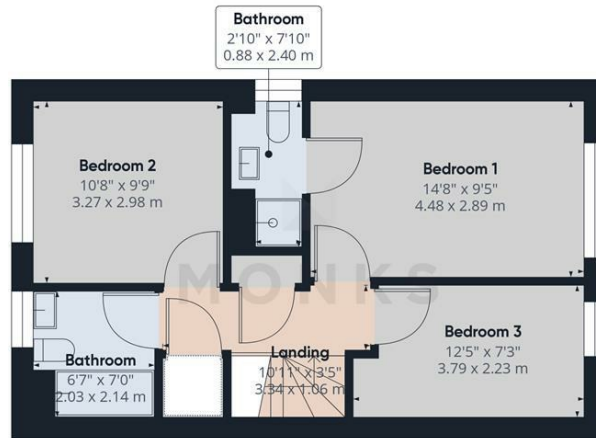
## 28 Bridgewater Street, Ellesmere Wharf, Ellesmere, SY12 0GD.

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Floor 0



Floor 1

Approximate total area<sup>†</sup>  
953.37 ft<sup>2</sup>  
88.57 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



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## Get in touch

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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.

- 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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.