

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



3 Bedroom House - Semi-Detached
Offers In The Region Of £265,500

The features

- EXCELLENT SIZED 3 BEDROOM SEMI DETACHED
- A RATED ENERGY EFFICIENCY AND SOLAR PANELS
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND ENCLOSED GARDENS
- EARLY RESERVATION HIGHLY RECOMMENDED
- PERFECT FOR THOSE MOVING UP
- ATTRACTIVE FITTED KITCHEN/DINING ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- OPEN ASPECT TO REAR OVER COUNTRYSIDE
- EPC RATING A



*** BRAND NEW SHOW HOME - NOW OPEN ***

Or 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 Rhyn 3 bedroom home is great for those looking for more space.

Featuring a Reception Hall with Cloakroom, lovely light Lounge with French doors opening onto the rear Garden and attractively fitted Kitchen/Dining Room with appliances. The Principal Bedroom has a contemporary en suite and there are 2 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.

Images shown are those of the Show Home which is the exact same house type.

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.

SPACIOUS LOUNGE

A lovely spacious room naturally well lit with window and double opening French doors leading onto the Garden. Media point, radiator.

ATTRACTIVE KITCHEN/DINING ROOM

with the Dining Area having window to the side. The Kitchen will be attractively fitted with range of contemporary units and integrated appliances including dishwasher, fridge freezer, oven, hob and extractor hood. Window to the front.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

With window to the front, fitted double wardrobe, 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 overlooking the rear garden and open countryside beyond, fitted wardrobe, radiator.

BEDROOM 3

Again with window overlooking the rear with lovely outlook over fields. 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 and bordered by open farmland.

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 all main services are connected.

COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

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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Offers In The Region Of £265,500



Plot 18, 19, 22, 23, 26, 27, 28, 29, 33 & 34
3 Bedroom Home
1080 sq ft

Ground Floor

Kitchen/Dining	5.4m x 3.2m
Living Room	5.5m x 3.6m
W.C.	2.0m x 0.9m
Hall	1.2m x 4.3m



First Floor

Bedroom 1	3.2m x 4.0m
Bedroom 2	3.2m x 4.3m
Bedroom 3	3.6m x 2.5m
Bathroom	2.0m x 2.2m
En-Suite	2.5m x 1.1m
Landing	3.8m x 1.1m



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 (CO₂) 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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Get in touch

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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

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.
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