

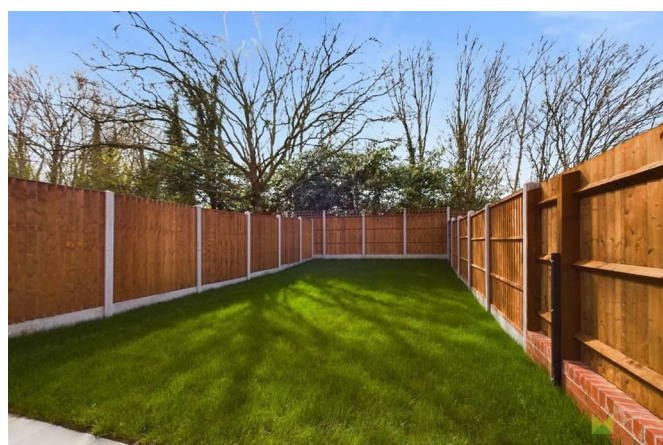
The Oaklands Glebe Road Bayston Hill Shrewsbury SY3 0PJ



2 Bedroom House - Semi-Detached
Offers In The Region Of £257,500

The features

- BRAND NEW TWO BEDROOM HOME
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- LOUNGE AND KITCHEN/DINING ROOM WITH APPLIANCES
- 2 DOUBLE BEDROOMS AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- HIGH ENERGY EFFICIENCY AND SOLAR PANELS
- RECEPTION HALL
- CLOAKROOM
- ENCLOSED GARDEN AND PARKING



*** STUNNING VIEW HOMES OPEN EACH SATURDAY AND SUNDAY 11.00AM - 4.00PM ***

An excellent brand new 2 double bedroom home - The Olive - offering spacious and accommodation which must be viewed to be fully appreciated.

Occupying an enviable position on the edge of this much sought after village ideal for commuters with ease of access to the A5/M54 motorway network.

Finished to an excellent standard of specification with underfloor heating and radiators powered by air source heat pump, beautifully fitted Kitchen with range of Belling appliances and contemporary Bathroom.

Set in a lovely position on the edge of this select development with gardens to the front and rear, driveway with parking and EV charger.

Featuring Reception Hall, Cloakroom, spacious Lounge, contemporary Kitchen/Dining Room with range of appliances, 2 double Bedrooms and Bathroom.

VIEWING ESSENTIAL

Property details

DESCRIPTION

The Oaklands is a beautifully designed development of 2, 3 and 4-bedroom energy efficient homes, attractively located in the popular village of Bayston Hill, close to the historic market county town of Shrewsbury. Lyth Hill Local Nature Reserve is nearby making this location perfect for those who want to live amongst nature where they can enjoy walks ranging from easy to difficult. Each Cornovii all-electric home incorporates a range of high efficiency design features compatible with modern and sustainable living, including air source heat pumps and inset solar PV panels. The technology and systems Cornovii use help reduce carbon emissions, reduce energy bills, and emit, on average, at least 20% less CO² than a typical new build. Perfect for today's living for families and first-time buyers alike.

LOCATION

Within the village is a doctor's surgery, a dentist, pubs, and a village hall. There are a broad selection of shops including a shopping centre, which has a small supermarket, newsagents, hairdressers, takeaway and chemist. A good local bus service, and excellent road links to the A5/M54/M6 and to Wales via the Shrewsbury Bypass that makes this a fantastic location for commuters. Nearby is Meole Brace Retail Park offering supermarkets, high street shops, food outlets and a park and ride facility into Shrewsbury. Shrewsbury offers a wide selection of high street and boutique shops, parks to enjoy, and for entertainment there are many restaurants, pubs, clubs, and cafés to choose from and even a theatre. In the town there are heaps of gems to explore and there are many nuggets of history to find across the streets and riverway. Families with children will be delighted that there are several primary and secondary schools nearby, and for further education Shrewsbury Colleges Group and the University of Chester have campuses based in Shrewsbury.

ENERGY EFFICIENCY AND TECHNOLOGY

Cornovii Homes really wants to help its customers save money on their electric bills. That's why we install solar PV panels as standard to all our homes. 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).

Smart Thermostat Your new Cornovii home is fitted with a Smart Thermostat that lets you control your heating remotely from your mobile, tablet or laptop. Helping you save money on your bills by giving you more control of your energy use.

All our homes at The Oaklands are rated B for energy efficiency. All our homes come with an Energy Performance Certificate (EPC) containing information about the property's predicted energy use and typical costs.

Own or thinking of owning an electric vehicle. Well good news! Your home already has a 7KW rapid EV charger.

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

Air Source Heat Pumps Cornovii Homes use Air Source Heat Pumps to provide a more energy efficient solution to heating while helping to reduce your carbon footprint. They simply work by absorbing in heat from the outside air and moving it around the home.

Underfloor Heating All our homes at The Oaklands come with under floor heating, bringing a touch of luxury. You can feel warm and cosy knowing that this is the most energy efficient way of heating your home.

RECEPTION HALL

Door opens to Reception Hall off which leads

LOUNGE

Media point.

INNER HALL

With useful storage cupboard and off which leads

CLOAKROOM

With WC and wash hand basin.

KITCHEN/DINING ROOM

Attractively fitted with range of contemporary units and integrated appliances. Dining area with double opening French doors to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase with half landing leads to the First Floor off which lead

BEDROOM 1

With two windows to the rear, radiator.

BEDROOM 2

Again with two windows to the front, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

Enclosed rear garden and allocated parking.

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, electricity and drainage 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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Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

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	

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