

Plot 16 The Oaklands, Glebe Road Bayston Hill Shrewsbury SY3 0PJ



4 Bedroom House - Semi-Detached
Offers In The Region Of £348,500

The features

- BRAND NEW 4 BEDROOM HOME
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- PRINCIPAL BEDROOM WITH EN SUITE
- PARKING AND ENCLOSED REAR GARDEN.
- EARLY RESERVATION HIGHLY RECOMMENDED
- HIGH ENERGY EFFICIENCY AND SOLAR PANELS
- GOOD SIZED LOUNGE, IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- 3 FURTHER BEDROOMS AND BATHROOM
- ENVIABLE LOCATION TUCKED AWAY AT THE REAR OF THE DEVELOPMENT.



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

FINAL RELEASE OF THIS IMPRESSIVE DEVELOPMENT - LAST FEW REMAINING.

An impressive development of just 23 homes, comprising 2, 3 and 4 bedrooms on the edge of this much sought after village.

On behalf of Cornovii Homes we are delighted to market these stunning homes at The Oaklands.

*** Introducing 'The Rowan' a stunning 4 bedroom family Home ***

Featuring a Reception Hall, Cloakroom, generous Lounge, fabulous open plan Living / Dining / Kitchen, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

Driveway and parking, EV charger and gardens to the front and rear.

Early reservation recommended

Book your personal viewing 01743 361422

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 manynuggets 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 Feedin 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

Covered entrance with door opening to Reception Hall.

LOUNGE

A lovely light room with bay window to the front and further window to the side, media point.

CLOAKROOM

With WC and wash hand basin.

LIVING/DINING/KITCHEN

An impressive open space, perfect for a growing family or those who love to entertain. 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

PRINCIPAL BEDROOM

A lovely light room with two windows overlooking the front, media point.

EN SUITE

with suite comprising large shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

Another good sized double room with window to the rear, media point.

BEDROOM 3

with window to the rear, radiator.

BEDROOM 4

with window to the rear, radiator.

BATHROOM

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

OUTSIDE

The property is approached over driveway with parking. Enclosed Rear Garden laid to lawn.

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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**4 Bedroom House - Semi-Detached
Offers In The Region Of £348,500**



Judy Bourne

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Get in touch

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

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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 | |

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- 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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