



Plot 37, Morlas Meadows, St. Martins,  
Oswestry, Shropshire, SY11 3FJ

**Bowen Son  
and Watson**

*with* **Kent Jones**



**HAWTHORN** 

4 BEDROOM | DETACHED HOUSE & SINGLE GARAGE

**A spacious and airy modern family home  
located on the edge of the Shropshire  
countryside.**





## Plot 37, Morlas Meadows, St. Martins, Oswestry, Shropshire, SY11 3FJ

£350,000

A well designed four bedroom detached property situated within this popular new build development in the village of St Martins.

The property forms part of Phase 2 of the development and is one of only four plots remaining available. The property will be warmed by gas fired central heating with double glazing throughout, off road parking provision and a detached single garage.

The development itself includes a large area of open green space and the different styles of property being constructed creates an attractive street scene. For further information, please contact our Oswestry office.

Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and external treatments (bricks, render, cladding and tiles) will vary per plot and are for illustrative purposes only.

### General Remarks

The downstairs is ideal for entertaining as it boasts a large kitchen and breakfast area and a very useful store cupboard. In addition, the property offers a separate dining area along with a spacious lounge and downstairs cloakroom. Another highlight of the Hawthorn is the two sets of patio doors to the rear of the property, that flood the inside with natural light. They also enable the patio and garden area to be easily accessed throughout the year. Upstairs, there are four good sized bedrooms, with a family bathroom, airing cupboard and en suite to the master bedroom. The Hawthorn also offers a single garage.

### Location

The property is situated close to the centre of the village of St Martins which offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester and the motorway network beyond. The area has an excellent bus service whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

### Primoris Homes

Primoris Homes Ltd - The word 'Primoris' is Latin and means first or foremost, exactly what Primoris Homes

are aiming to be is the foremost quality builders of desirable homes in the area. This small family run company have built up an enviable reputation for building attractive developments, which offer contemporary, flexible living spaces to suit the needs of their customers. The build quality of every new Primoris development is of utmost importance to the company who ensure the best materials are used and that quality workmanship and attention to detail are evident throughout. Every new home by Primoris is built to exacting standards and backed by a ten year LABC warranty.

### Morlas Meadows

The Morlas Meadows development is centred around the historic Rhos y Llan Farm, a grade-II listed building that has been a farmstead since the 16th century, boasting records that can be traced back as far as 1732. As well as it's attractively designed homes, the sympathetic development also features a selection of bungalows carefully designed to resemble conversions of traditional farm buildings and preserve the historical character of the location.

### Accommodation

A door at the front of the property leads into:

### Porch

With door into:







## Hall

Stairs to first floor landing and doors off to:

### Cloakroom

4' 11" x 4' 6" (1.5m x 1.375m)

### Lounge

16' 1" x 13' 0" (4.91m x 3.96m)

### Kitchen/Breakfast Area

16' 1" x 9' 7" (4.910m x 2.925m)

### Utility Room

9' 3" x 5' 3" (2.813m x 1.600m)

### Dining Room

9' 7" x 9' 11" (2.913m x 3.010m)

### Stairs to first floor landing

With doors off to:

### Bedroom One

16' 1" x 9' 2" (4.910m x 2.800m)

### Ensuite

3' 7" x 6' 11" (1.098m x 2.100m)

### Bedroom Two

12' 10" x 8' 10" (3.923m x 2.685m)

### Bedroom Three

9' 10" x 8' 10" (3.000m x 2.685m)

### Bedroom Four

6' 4" x 6' 11" (1.937m x 2.100m)

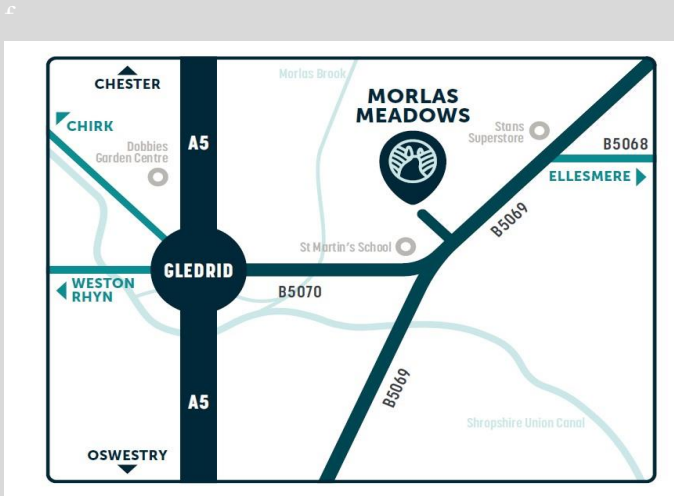
### Bathroom

5' 6" x 6' 11" (1.675m x 2.100m)

## Specification

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- NHBC 10 year warranty
- Worcester Bosch Energy Efficient Gas Boilers
- UPVC maintenance free grey modern windows
- Choice of kitchen – with integrated oven/hob, dishwasher and fridge/freezer\*
- Choice of ceramic floor tiles and carpets
- Contemporary white bathrooms with chrome fittings
- En-suite bathroom to selected master bedrooms
- White panel doors
- Garages\*\*
- Fire alarms
- BT Fibre Broadband to all plots
- Large plots bordering open countryside
- Turfed front and rear gardens
- Maintenance free Anthracite grey UPVC Soffit and fascias



\* At relevant stage and as specified for individual house types – ask for details.

\*\* Available on some plots.

The specification of each house type may vary.  
Please ask for more details on specific plots

### Tenure & Management Charge

We are informed that the property will be freehold subject to vacant possession on completion. Each property will be subject to a £19.00 per calendar month management charge.

### Reservation

You can reserve this property by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed. Please ask for further details.

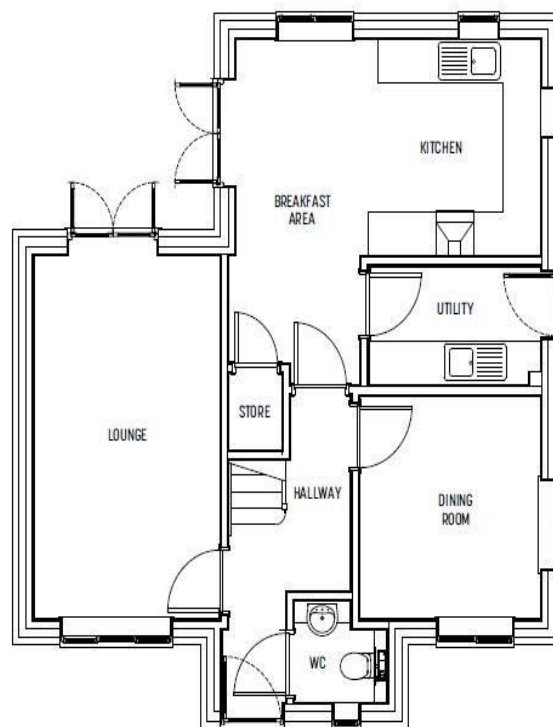
### Services

We have been informed by the seller that the property will benefit from mains water, mains drainage and gas central heating.

### Directions

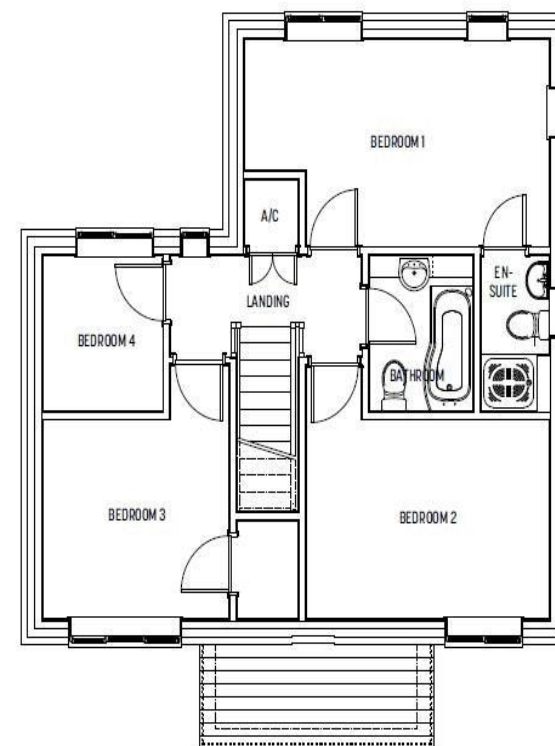
From Oswestry take the A5/A483 in the direction of Wrexham before taking the fourth exit at the Gledrid roundabout signposted St Martins. Continue to the next roundabout taking the first exit onto Overton Road. Follow the road ahead and the development will be found on the left hand side.

### GROUND FLOOR



WC	1500 x 1375mm	4'-11 1/6" x 4'-6 1/8"
Dining Room	2913 x 3010mm	9'-6 5/8" x 9'-10 1/2"
Utility	2813 x 1600mm	5'-3" x 9'-2 3/4"
Kitchen/Breakfast Area	4910 x 2925mm	16'-1 1/4" x 9'-7 1/8"
Lounge	4910 x 3960mm	16'-1 1/4" x 12'-11 7/8"

### FIRST FLOOR



Bedroom 1	4910 x 2800mm	16'-1 1/4" x 9'-2 1/4"
En-Suite	1098 x 2100mm	3'-7 1/4" x 6'-10 5/8"
Bedroom 2	3923 x 2685mm	12'-10 3/8" x 8'-9 3/4"
Bedroom 3	3000 x 2685mm	9'-10 1/8" x 8'-9 3/4"
Bedroom 4	1937 x 2100mm	6'-4 1/4" x 6'-10 5/8"
Bathroom	1675 x 2100mm	5'-5 7/8" x 6'-10 5/8"

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

View all our properties  
on [www.bowensonandwatson.co.uk](http://www.bowensonandwatson.co.uk)



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