

BOWEN

PROPERTY SINCE 1862



Asking Price £370,000

🏠 3 Bedrooms 🚿 2 Bathrooms

Plot 73 (34), Morlas Meadows,
St. Martins, Oswestry, SY11 3FJ

Plot 73 (34), Morlas Meadows, St. Martins, Oswestry, Shropshire, SY11 3FJ

General Remarks

(Photos do not show specific plot as plot 73 currently under construction - photos show example of property type and possible finishes - some at additional cost. Speak to selling agent for details.)

A well designed three bedroom detached bungalow situated within this popular new build development in the village of St Martins. The property forms part of Phase 3 of the development and will be warmed by gas fired central heating with double glazing throughout, off road parking provision and a 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.



As you enter the property you will see that it is laid out around a large L shaped hallway. This well proportioned home offers plenty of living space with a spacious lounge, kitchen/dining area and utility room. Two of the generous sized bedrooms feature built in wardrobes and the master bedroom is equipped with an en-suite bathroom. The family bathroom and useful store cupboard complete the property and are located directly off the hallway. The Bluebell also benefits from an attached single garage, which can be accessed from the rear garden, as can the utility room.

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 its 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:

Hall: With doors off to:

Lounge: 14' 9" x 10' 4" (4.5m x 3.16m)

Kitchen/Diner: 14' 11" x 9' 7" (4.55m x 2.92m)

With door off to:

Utility room: 11' 7" x 5' 3" (3.54m x 1.60m) With door to garage.

Bedroom 1: 13' 3" x 8' 4" (4.04m x 2.55m) With doors to:

En-suite: 4' 8" x 4' 9" (1.43m x 1.45m)

Bedroom 2: 10' 2" x 8' 4" (3.11m x 2.53m)

Bedroom 3/Dining Room: 10' 2" x 9' 5" (3.11m x 2.86m)









Bathroom: 8' 1" x 5' 7" (2.47m x 1.70m)

Garage: 17' 9" x 8' 10" (5.41m x 2.70m)

Specification: • LABC 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 and 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 reserves the property in your name alongside the purchase price for an agreed period. 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.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



Protection for new-build home buyers

GROUND FLOOR



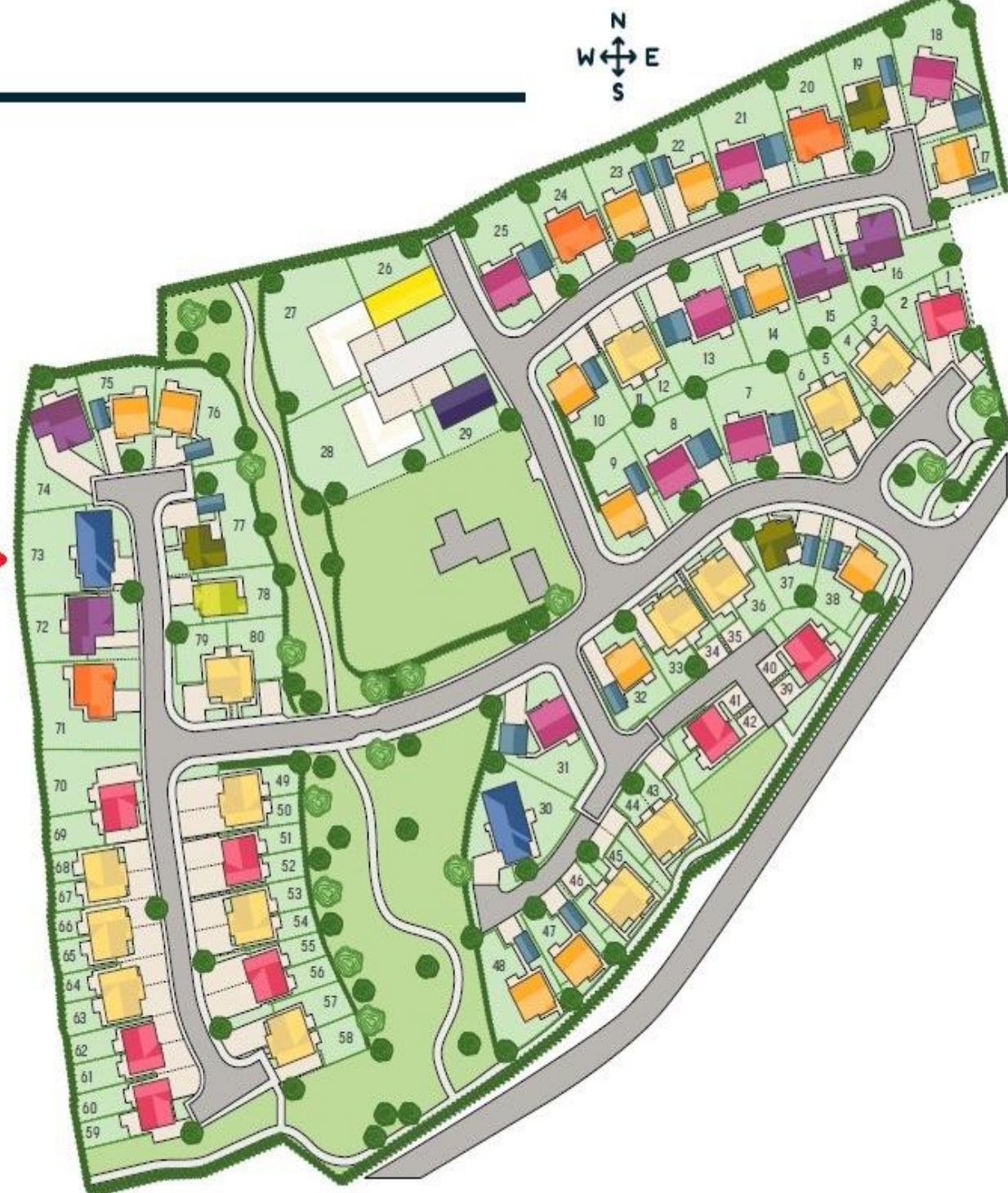
| | | |
|-------------|---------------|--------------------------|
| Dining Room | 2863 x 3107mm | 9'-4 3/4" x 10'-2 3/8" |
| Lounge | 4498 x 3616mm | 14'-9 1/8" x 11'-10 3/8" |
| Garage | 5409 x 2700mm | 17'-9" x 8'-10 5/16" |
| Utility | 1599 x 3544mm | 5'-3" x 11'-7 1/2" |
| Kitchen | 4546 x 2915mm | 14'-11" x 9'-6 3/4" |

| | | |
|-----------|---------------|------------------------|
| Bathroom | 1700 x 2470mm | 5'-6 7/8" x 8'-11 1/4" |
| Bedroom 1 | 2550 x 4040mm | 8'-4 3/8" x 13'-3" |
| En-Suite | 1425 x 1450mm | 4'-8 1/8" x 4'-9 1/16" |
| Bedroom 2 | 2525 x 3108mm | 8'-3 3/8" x 10'-2 3/8" |



SITE PLAN

ST. MARTINS



12 FOXGLOVE & HONEYSUCKLE

2 Bedroom
Semi-detached
Houses



11 DAISY & PRIMROSE

3 Bedroom
Semi-detached
Houses



10 LUPINE

2 Bedroom
Detached Bungalow
& Single Garage



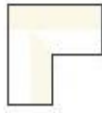
9 BLUEBELL

3 Bedroom
Detached Bungalow
& Single Garage



8 CROCUS

2 Bedroom
Detached Bungalow
& Single Garage



7 LILY

3 Bedroom
Bungalow &
Double Garage



6 BUTTERCUP

3 Bedroom
Bungalow &
Single Garage



5 SNOWDROP

3 Bedroom
Detached House &
Single Garage



4 DAFFODIL

3 Bedroom
Detached House &
Single Garage



3 MARIGOLD

4 Bedroom
Detached House &
Double Garage



2 HAWTHORN

4 Bedroom
Detached House &
Single Garage



1 CAMPION

4 Bedroom
Detached House &
Double Garage

Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Morlas Meadows is the marketing name for this development and may not be the designated postal address.



MORLAS