

# BOWEN

PROPERTY SINCE 1862



Asking Price £325,000

3 Bedrooms 2 Bathrooms

Plot 75 (30), Morlas Meadows,  
St. Martins, Oswestry, SY11 3FJ

# Plot 75 (30), Morlas Meadows, St. Martins, Oswestry, Shropshire, SY11 3FJ

**PHOTOS SHOW EXAMPLE OF FINISHES.**

**NOT SPECIFIC PLOT.**

**THE TARGET COMPLETION DATE FOR PLOT 75 IS  
MAY/JUNE 2024.**

## General Remarks

A well designed three bedroom detached property 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 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.



BOWEN

35 Bailey Street Oswestry Shropshire SY11 1PX

SINCE 1862

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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.

The downstairs offers plenty of living space including a generous lounge, open plan kitchen dining area, utility and cloakroom. In addition to the front entrance the Daffodil benefits from a further single door and also patio doors to access the garden and patio area. The three bedrooms are all generously sized with the master bedroom benefitting from an en-suite bathroom with walk in shower. There is also a further family bathroom and airing cupboard directly off the landing. The Daffodil also offers a detached 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 Ltd:** 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:

**Lounge:** 15' 0" x 12' 0" (4.582m x 3.650m)

**Kitchen/Dining Area:** 24' 7" x 8' 4" (7.498m x 2.540m)

**Utility Room:** 6' 8" x 5' 4" (2.025m x 1.637m)

**Cloakroom:** 6' 8" x 2' 11" (2.025m x 0.90m)

**Study:** 10' 2" x 8' 9" (3.107m x 2.662m)

**Stairs to first floor landing:** With doors off to:

**Bedroom 1:** 15' 4" x 10' 10" (4.685m x 3.297m) max









**En Suite:** 5' 11" x 5' 1" (1.80m x 1.55m)

**Bedroom 2:** 15' 0" x 8' 10" (4.560m x 2.687m)

**Bedroom 3:** 12' 8" x 8' 5" (3.850m x 2.560m)

**Bathroom:** 6' 7" x 6' 3" (2.00m x 1.90m)

**Outside:** The property includes a detached single garage, block paved driveway, paved paths, a paved patio and turfed front/rear gardens in line with the approved external finishes documents.

**Specification :** 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 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.

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.

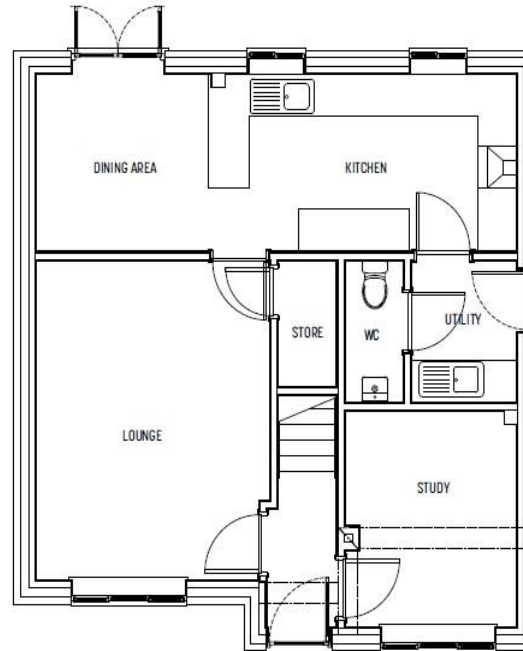
**EPC Rating:** Predicted EPC Rating - Band B (84).

**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.



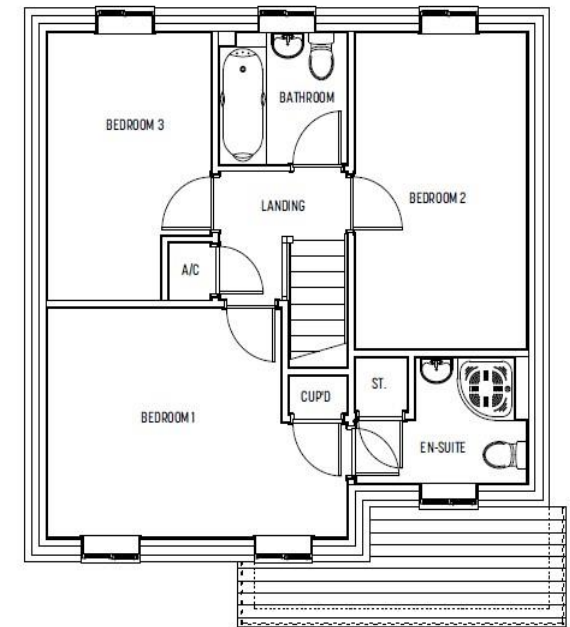
Protection for new-build home buyers

## GROUND FLOOR



Study	2662 x 3107mm	8'-8 7/8" x 10'-2 3/8"
Utility	1637 x 2025mm	5'-4 1/2" x 6'-7 3/4"
WC	900 x 2025mm	2'-11 7/16" x 6'-7 3/4"
Kitchen/Dining Area	7498 x 2540mm	24'-7 1/8" x 8'-4"
Lounge	4582 x 3650mm	15'-0 3/8" x 11'-11 3/4"

## FIRST FLOOR



Bedroom 1	4685 x 3297mm	15'-4 1/2" x 10'-9 7/8"
En-Suite	1550 x 1800mm	5'-1" x 5'-10 7/8"
Bedroom 2	2687 x 4560mm	8'-9 3/4" x 14'-11 1/2"
Bedroom 3	2560 x 3850mm	8'-4 3/4" x 12'-7 5/8"
Bathroom	2000 x 1900mm	6'-6 3/4" x 6'-2 3/4"



# SITE PLAN

## ST. MARTINS



-  **FOXGLOVE & HONEYSUCKLE**  
2 Bedroom  
Semi-detached  
Houses
-  **DAISY & PRIMROSE**  
3 Bedroom  
Semi-detached  
Houses
-  **LUPINE**  
2 Bedroom  
Detached Bungalow  
& Single Garage
-  **BLUEBELL**  
3 Bedroom  
Detached Bungalow  
& Single Garage
-  **CROCUS**  
2 Bedroom  
Detached Bungalow  
& Single Garage
-  **LILY**  
3 Bedroom  
Bungalow &  
Double Garage
-  **BUTTERCUP**  
3 Bedroom  
Bungalow &  
Single Garage
-  **SNOWDROP**  
3 Bedroom  
Detached House &  
Single Garage
-  **DAFFODIL**  
3 Bedroom  
Detached House &  
Single Garage
-  **MARIGOLD**  
4 Bedroom  
Detached House &  
Double Garage
-  **HAWTHORN**  
4 Bedroom  
Detached House &  
Single Garage
-  **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.

