

BOWEN

PROPERTY SINCE 1862



Asking Price £204,995

Plot 17, Guinevere Park, Middleton Road, Oswestry
SY11 4LU

🏠 2 Bedrooms

🚿 1 Bathroom

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GUINEVERE PARK
OSWESTRY



Protection for new-build
home buyers



General Remarks

The Sutton: This two bedroom semi-detached house is the perfect smaller home! Designed for today's discerning homeowner, The Sutton provides ample living space with essential storage. The downstairs layout consists of a well planned kitchen, cloakroom, living/dining room and two storage areas. The living/dining room is designed for relaxation with French doors dispensing light through the ground floor and leading out to the rear garden. Upstairs you'll find two substantial bedrooms and additional storage. The master bedroom is fitted with a sliding wardrobe, whilst bedroom two leads out to the main bathroom. There is a private tarmaced driveway. For specific plot details please see the site layout plan. Sq. Ft. 635.

Location: The property is situated within the popular border market town of Oswestry. The town centre is within easy walking distance and contains a host of shops, schools and other amenities. Easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester. The town has an excellent bus service whilst the nearby train station at Gobowen provides services to Birmingham and Manchester.

Accommodation

Ground Floor:

Living/Dining Room: 13' 6" x 12' 10" (4.12m x 3.92m)

Kitchen: 6' 6" x 10' 0" (1.98m x 3.05m) Selection of contemporary soft close kitchen cabinets, laminate work surface and upstand.* (*Only available at relevant build stage). Lighting to underside wall units. Energy efficient appliances – ask for details of the individual house type. Stainless steel single bowl sink with chrome tap.*** (***)Dependent upon house type).

Cloaks: 3' 1" x 5' 8" (0.95m x 1.73m) Selection of ceramic wall tiles.* (*Only available at relevant build stage). Contemporary white sanitaryware with chrome fittings. Standard thermostatically controlled radiator.

First Floor:

Master bedroom: 13' 6" x 10' 0" (4.12m x 3.06m)

Bedroom 2: 6' 9" x 12' 10" (2.06m x 3.91m)

Family Bathroom: 6' 4" x 6' 1" (1.94m x 1.86m)
Selection of ceramic wall tiles.* (*Only available at

relevant build stage). Contemporary white sanitaryware with chrome fittings. Chrome dual fuel towel rail.

Outside: Turf to front garden with a planted border. Rear gardens, topsoiled and fenced. (Dependent upon house type). Electric car charging point.

Services: Gas central heating with thermostatically controlled radiators. Fitted solar PV panels to supplement electricity to the home and potentially the grid. Sizes differ due to orientation/direction. Each home is fibre broadband enabled (speed dependent upon your chosen provider).

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax: TBC

Local Authority: Shropshire County Council

Management Company: All homes will be subject to an annual service charge for the maintenance of the open space areas, general repairs and associated management fees.

Directions: From the A5/A483 turn onto the B4580 Whittington Road and head towards the town centre. Take the first left before Furrows Garage and the first left at the next roundabout onto Cabin Lane. Continue for 1/4 mile before turning left onto Aston Way. Proceed until the T junction before turning left and then left again onto Middleton Road, where the site will be found shortly after on the right.



DEVELOPMENT LAYOUT

Beautiful homes in Oswestry

HOUSE TYPES

Fletcher Homes' designs are all named after Shropshire local areas and landmarks.

- **The Sutton**
2 Bedroom - Semi-detached house.
- **The Vyrnwy**
3 Bedroom - Semi-detached or terraced house.
- **The Trefonen**
3 Bedroom - Semi-detached house.
- **The Burlton**
3 Bedroom - Detached house.
- **The Albrighton**
4 Bedroom - Detached house with single garage.
- **The Preston**
4 Bedroom - 3 storey semi-detached house.
- **The Hindford**
4 Bedroom - 3 storey semi-detached house with single garage*

- Existing Hedge
- Existing Tree
- Proposed Tree
- Proposed Planned Bed
- Proposed Hedge
- 1.8m High Fencing
- Low Retaining Wall
- Low Level Garden Wall
- Private Surface Water Drains
- Adopted Drainage Gullways
- Sinks
- Substation
- Storage point for waste and recycling containers on day of collection

*On selected plots.





GROUND FLOOR



FIRST FLOOR

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.