

# BOWEN

PROPERTY SINCE 1862



Asking Price: £234,995

Plot 18, Guinevere Park, Middleton Road, Oswestry  
SY11 4LU

🏠 3 Bedrooms

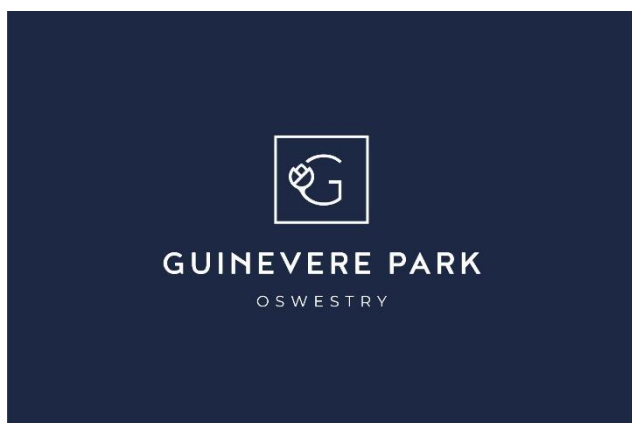
🚿 1 Bathroom

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Protection for new-build  
home buyers



## General Remarks

The Vyrnwy is the idyllic house for a growing family, adapting perfectly to every stage of your life. Designed for modern living, this is a place you will want to call home. The Vyrnwy is a practical and brilliant well planned three-bedroom house that definitely packs a punch in terms of what is on offer. A majestic open plan living and dining space, fitted with double French doors, opens out to the rear family-sized garden. A well-designed kitchen and cloakroom completes the downstairs design. Finalising the property upstairs is a storage cupboard, two double bedrooms and a wonderful single bedroom, all sharing a main bathroom. This house is built with a private tarmaced driveway. For specific plot details please see the site layout plan. Sq. Ft. 752

**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:** 15' 4" x 14' 8" (4.67m x 4.47m)

**Kitchen:** 7' 11" x 9' 4" (2.42m x 2.84m) Selection of contemporary soft close kitchen cabinets, laminate worksurface 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' 3" x 6' 0" (1m x 1.83m) 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:** 8' 9" x 11' 9" (2.67m x 3.58m)

**Bedroom 2:** 8' 2" x 12' 0" (2.48m x 3.66m)

**Bedroom 3:** 6' 9" x 6' 9" (2.07m x 2.05m)



**Family Bathroom:** 6' 2" x 6' 1" (1.89m 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 Agents office in The Square proceed along Cross Street to the roundabout and take the first left. Proceed along Willow Street taking the 2nd right turning onto Trimpley Street. Proceed along this road passing the local primary school take your second left into 'Bramble Ridge' continue straight ahead for the new development.



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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.