PLOT 40 THE ACORNS

| GOBOWEN | SY11 3FQ

The Kenwick is a delightful three bedroom semi detached home offering modern open plan living. The hallway opens into a well designed kitchen, leading through to a spacious living and dining area with French doors. Upstairs, the main bedroom benefits from an en-suite, there are two further bedrooms and a family bathroom.

Guide Price £264,995

1 3 2

- EV car charger
- Air source heat pump
- 10 year warranty
- Integrated kitchen appliances
- 3 Bedrooms
- En suite shower room

DESCRIPTION

Halls are delighted to share with you Shingler Homes latest development of beautiful new homes located in the popular village of Gobowen, for sale by private treaty.

SITUATION

Gobowen benefits from its own mainline railway station, complete with free parking and regular services to Wrexham, Chester, Shrewsbury, Holyhead, the North West Coast, Cardiff, Birmingham and London, making it ideal for commuters and day trips alike.

The village offers a range of everyday amenities including a convenience store, hairdressers, dentist, takeaways and a traditional pub. Gobowen is also home to its own primary school and the specialist Derwen College. Nearby Oswestry provides further education options with The Marches secondary school, the independent Oswestry School, and Moreton Hall.

ABOUT THE DEVELOPER

Shingler Homes are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. They pride themselves on offering a superior level of customer service and have a genuine commitment to making your homebuying experience as easy and stress-free as possible. We look forward to welcoming you to this beautiful part of Shropshire.

THE ACCOMMODATION COMPRISES:

The Kenwick is a delightful three bedroom semi detached home offering modern open plan living. The hallway opens into a well designed kitchen, leading through to a spacious living and dining area with French doors that open out onto the patio and garden, creating a bright and welcoming living space.

Upstairs, the main bedroom benefits from its own private en-suite. There is a generous double second bedroom and a further third bedroom, ideal for a child, guest room or home office. The addition of a family bathroom completes this well balanced home.

N.B.

The property may be of interest to investors with an estimated achievable rent of £1,300pcm, this affording purchasers a gross yield of circa 5.9%.

Alongside the gross yield investors are provided with peace of mind, with the NHBC guaranteeing that minimal maintenance issues would need attention during the first 10 years, and the high energy efficiency guarding against any proposed legislative changes.

RESERVATION PROCESS

A non-refundable reservation fee of £1000.00 (to be held by Shingler Homes) will be required on an agreement of an offer to reserve the property. An exchange of contracts will need to take place within 6 weeks of the issue of the draft contract with a completion date to be confirmed. However, should the purchasers not proceed to an exchange of contracts within the required timescale, Shingler Homes reserve the right to remarket the property and retain the non-refundable reservation fee.

SERVICES

We understand that the property will have the benefit of mains water, mains electricity, and mains drainage.

TENURE

The property will be of Freehold tenure.

MANAGEMENT CHARGES

An annual management charge, currently estimated at £295 per annum, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or mains service providers.

LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX

To be assessed once constructed

EPC RATING

To be assessed on completion - predicted B

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602

House types

2 bed

- The Maesbury — Plot 26, 27, 28 & 29

3 bed

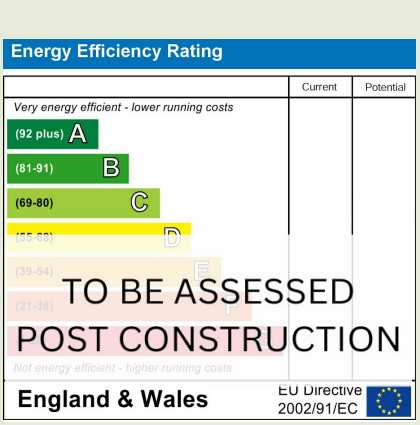
- The Kenwick — Plot 21, 22, 30, 31, 32, 33, 35, 36, 37, 38, 39 & 40

4 bed

- The Colemere — Plot 34

The Acorns

Gobowen



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Halls 1845

ELLESMERE SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.