

Fixed Price £250,000

3 Bedrooms 1 Bathroom

Plot 89 Oakmere Ridge, Oswestry Road,
Ellesmere, SY12 0BY

BOWEN

PROPERTY SINCE 1862

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General Remarks

The Berwick is an appealing 3 bedroom semi-detached home from the Shropshire Homes' Legacy Collection.

Plot 89 is well positioned for an ideal family home with a large driveway for two cars either to the side or the front of the property. Designed with modern living in mind, The Berwick features a spacious living room, an open-plan kitchen/dining room spans the width of the property with French doors providing easy access to the private garden. An understairs cupboard offering added storage, together with the WC complete the ground floor accommodation. To the first floor there are three bedrooms, with bedrooms one and two offering a large layout and bedroom three perfect for a study, dressing room or children's bedroom. There are also two ample-sized cupboards to this floor, perfect for your storage needs and a large family bathroom. The property also benefits from an electric vehicle charging point, air source heat pump, 10-year NHBC Buildmark warranty, uPVC windows and is fibre ready (FTTP). Shropshire Homes Helping Hands schemes are available to make buying your new home a reality - with incentives tailored to your buying needs.



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Old Town Hall, The Square, Ellesmere, Shropshire SY12 0EP

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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 expressively 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.

Shropshire Homes is an award winning housebuilder, developing homes of quality and character for over forty-two years. Oakmere Ridge overlooks picturesque countryside and is just a short walk from the Town Centre and the beautiful Mere. For specific plot details please see the site layout plan. 832 sq.ft. (77.3 sq.m)

Location: Situated within the market Town of Ellesmere, 'The Lake District of Shropshire', Oakmere Ridge is a short walk from the Shropshire Union Canal and the town centre, where there are an excellent range of local amenities, recreational facilities, and larger supermarkets. Ellesmere offers both primary schools and secondary schools as well as the renowned Ellesmere College. The town is also ideally located for access to the larger towns of Oswestry and Shrewsbury as well as the cities of Wrexham and Chester. The nearby village of Gobowen provides a main line train station with direct services to Chester, Birmingham and Liverpool.

Accommodation

Hallway: With door to:

Cloakroom: With wash hand basin and low flush WC.

Living Room: 15' 4'' x 14' 10'' (4.68m x 4.52m) With window to the front elevation, understairs storage cupboard and staircase leading to the first floor. Door through to:

Kitchen/Dining Area: 15' 4'' x 10' 11'' (4.68m x 3.32m) The kitchen area incorporates high quality fitted units with worktops and French doors from the dining area lead to the rear garden.

First Floor Landing: With doors off to:

Bedroom 1: 14' 11'' x 8' 6'' (4.54m x 2.58m)

Bedroom 2: 10' 11'' x 8' 6'' (3.33m x 2.58m)

Bedroom 3: 7' 10'' x 6' 8'' (2.38m x 2.02m)

Family Bathroom: Incorporating a contemporary white suite with panel bath, wash hand basin and WC.

Outside: Front and rear gardens (with turf laid to the front garden), large driveway providing off road parking for two cars and electric vehicle charging point.

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

Services: We are informed the property will be connected to mains water, electricity and drainage. Heating will be provided via an air source heat pump.

Council Tax Band: To be confirmed by Local Authority once build is complete.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC Rating: To be assessed but 'B' rating expected.

Management Fee: The property will be subject to an annual management fee of £165.00.

Mortgage Subsidy: Shropshire Homes have introduced a mortgage subsidy scheme to support those looking to step onto the property ladder or move home. Please see below link to their website for further information.

https://www.shropshire-homes.com/mortgage-subsidy

Agents Note: Photographs shown are for the house type and not to the specific plot. Purchasers may have a choice of some fixtures and fittings dependent on the build stage.

Directions: From the Agent's office in The Square continue left along Scotland Street and proceed over the mini roundabout signposted for Whittington & Oswestry. At the traffic lights continue around to the right passing Lakelands school and the development will be located on the left hand side.

















Ground Floor



First Floor

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OAKMERE RIDGE SITE PLAN



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