

PLOT 34 THE ACORNS

GOBOWEN | SY11 3FQ

*KEY WORKER DISCOUNT
The Colemere is a truly unique four bedroom detached home with a single detached garage, designed for family living.

*Shingler Homes are delighted to offer an exclusive discount for Blue Light Card holders across all our homes at The Acorns in Gobowen.
How does it work?
Receive £500 towards your new home for every £50,000 of the purchase price.
For example, purchase a home for £300,000 and you could receive a £3,000 discount.

*Photography and AI Enhanced Imagery used is of a Shingler Home of a similar style

Guide Price £449,995

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- **EV car charger**
- **Air source heat pump**
- **10 year warranty**
- **Integrated kitchen appliances**
- **4 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 Colemere is a truly unique four bedroom detached home with a single detached garage, designed for family living. The hallway leads to a well appointed kitchen and utility area, before opening into a spacious living and dining area with the fireplace at its heart. Bi-fold doors from the dining space open onto the patio and garden, creating a seamless link to outdoor living. A separate study and ground floor WC complete the layout.

Upstairs, the spacious main bedroom and second bedroom both benefit from their own en-suite, offering ideal accommodation for families and guests alike. Two further generous double bedrooms are served by a well appointed family bathroom, creating a practical and well balanced first floor layout.

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

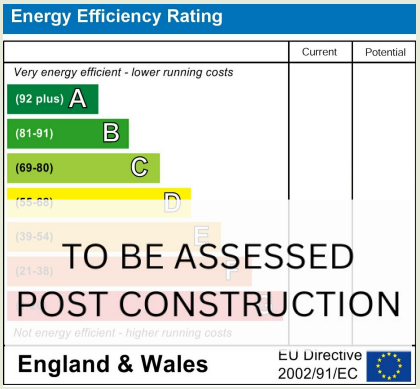
VIEWINGS

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









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

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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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.