

Roger Parry & Partners

# Plot 56, Oswestry Road Oakmere Ridge, Ellesmere, Oswestry, Shropshire, SY12 0BY





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## Fixed Asking Price £250,000

The Berwick is an appealing three-bedroom home from the Legacy Collection. On entering the home, you are greeted by a hallway that leads in to the spacious living room and onto the open-plan kitchen/dining room, featuring French doors leading out to the private garden. The ground floor also benefits from an understairs cupboard and WC.

The first floor presents three bedrooms, with bedroom one and two offering a large layout, and bedroom three perfect for a study, dressing room or children’s bedroom. Upstairs also includes two ample-sized cupboards, perfect for your storage needs, and a large family bathroom.

The Berwick comes with a large driveway for two cars either to the side or front of the property.













**LOCATION**
Located in the the Market Town of Ellesmere, Oakmere Ridge offers a mixture of countryside living and the bustle of town life.Ellesmere provides everything you could need,
offering numerous amenities, including local pubs, supermarkets, local produce stores, an array of restaurants, a library, dentist, independent shops, bakers, butchers, Post Office, pharmacy, florists, takeaways and much more! Ellesmere boasts Ellesmere Primary School, Lakelands Academy and Ellesmere College, all with an Ofsted rating of 'Good'. Ellesmere also benefits from a sports club, cricket ground, football club, sports centre/gym and the oldest bowling club in the UK! Oakmere Ridge is just a short walk away from the Shropshire Union Canal (Llangollen Branch) and picturesque Mere, known for it's beautiful wildlife and pathways to enjoy a gentle stroll, as well as boat hire and trips. A short drive-away over the Welsh border is National Trust's Chirk Castle and Pontcysyllte Aqueduct. Ellesmere is ideally located in terms of accessibility to larger towns, with Shrewsbury, home of Britain's favourite market, just a 30 minute drive, Oswestry and Wrexham just 20 minutes in the car and the city of Chester just 40 minutes. All of these are easily accessible via public transport on the local bus or Gobowen train station, just 8 miles from Ellesmere.

**DEVELOPMENT SITE**
Oakmere Ridge includes 108 homes, featuring two, three and four bedroom homes from our Legacy, Classic and Prestige Collections. The homes are designed with modern families in mind, offering greener living solutions, including air source heat pumps and electric vehicle charging points.

**SPECIFICATION**
• NHBC 10-year Buildmark warranty
• Air source heat pump
• UPVC windows
• Ground floor cloakroom
• Choice of kitchen units with quartz or laminate worktops*^
• Oven, hob, integrated dishwasher and fridge freezer ^
• Contemporary white bathrooms
• Choice of wall and floor tiles*^
• Sliding door wardrobes^
• Feature log-burner on selected house types^
• Electric vehicle charging point
• Turf laid to front garden
• Fibre ready (FTTP)
* AT RELEVANT STAGE AS SPECIFIED FOR INDIVIDUAL HOUSE TYPES

**ACCOMMODATION**

**ENTRANCE**

**CLOAKROOM**

**LIVING ROOM**
15'4 x 14'10 (4.67m x 4.52m)

**KITCHEN**
15'4 x 10'11 (4.67m x 3.33m)

**FIRST FLOOR**

**BEDROOM ONE**
14'11 x 8'6 (4.55m x 2.59m)

**BEDROOM TWO**
10'11 x 8'6 (3.33m x 2.59m)

**BEDROOM THREE**
7'10 x 6'8 (2.39m x 2.03m)

**BATHROOM**

**EXTERNAL**

**NOTES**

**DEVELOPERS**
Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty five years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

**NOTES**
Mains water, drainage and electric will be connected. Heating supply provided by Air source heat pump.

EPC Rating is expected to be: B

Management charge of £165.00 per annum

Please note the photographs are the house type, not to the specific plot. Buyers will be able to make some of there own choices depending on the build stage.

Floor Plan
(not to scale - for identification purposes only)






# OAKMERE RIDGE SITE PLAN




## Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

**Directions:**

What3words: ///covers.condition.snatched

Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.