

Town & Country

Estate & Letting Agents



Plot 4 The Street, Four Crosses, SY22 6QF

Offers In The Region Of £475,000

A brand new four bedroom home currently under construction. The home will provide spacious accommodation with an open plan kitchen/dining room, separate utility room, and an ensuite bathroom. Externally, there will be landscaped gardens, driveway and a detached double garage. Built by reputable local developers, the home will be of high quality construction and will include PV panels (lay in type), connection to all mains services and a 10 year structural warranty. A site visit can be arranged to further discuss specification.

Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Take the first left at the roundabout and then left again. Proceed past the petrol station and then at the mini roundabout take the first exit. Proceed straight ahead where the site will be found on the left hand side.

Accommodation Comprises:

About the Property

The property, currently under construction, is to be built in Hampton Rural blend multi red clay facing brick, with slate grey Marley modern roof tiles with matt black (lay in type) PV panels. Windows are to be triple glazed sealed uPVC units with reconstituted stone heads and cills. The garage has remote operated electric doors. The property carries a 10 year structural warranty and can be fitted out as desired. Please see the floorplan for the dimensions.

Hallway

Kitchen/Dining Room

Utility Room

Lounge

Cloakroom

Landing

Bedroom One

Ensuite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Gardens and Driveway

Detached Double Garage

Artists Impression of the Site



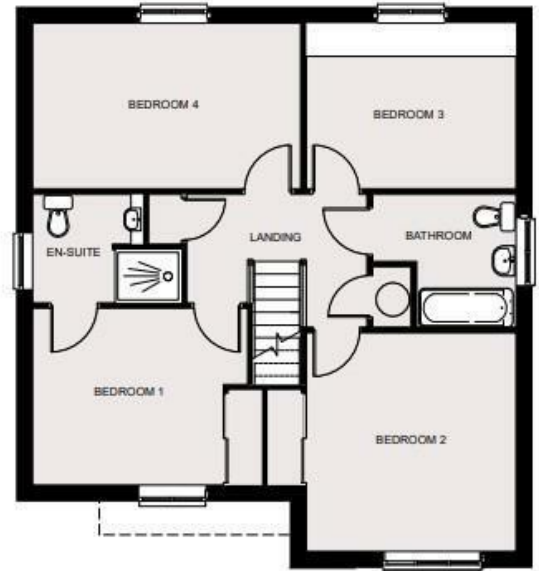
Drone Photograph of the Plot



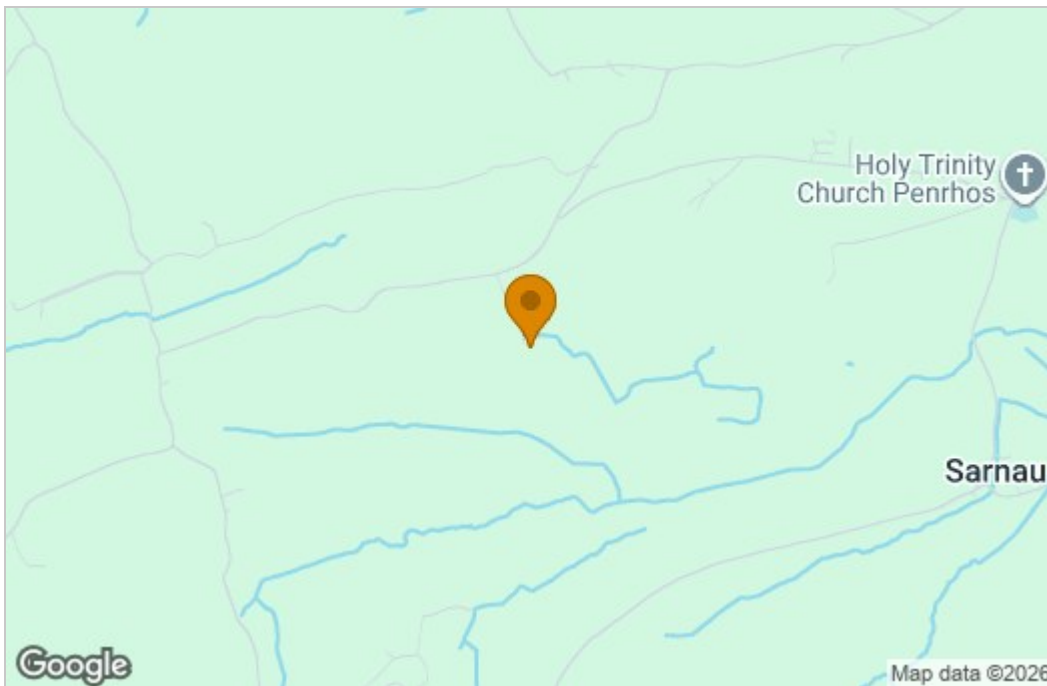
Artists Impression of the Property



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk