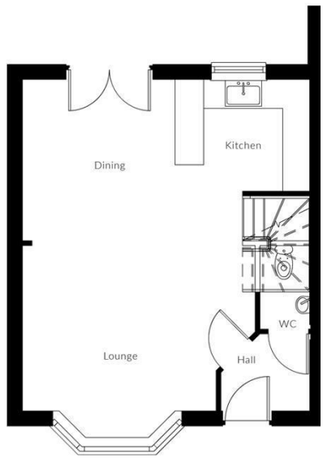
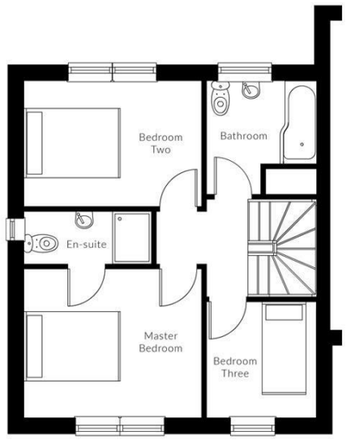
FOR SALE

6 Orchard Close Scotland Street, Ellesmere, SY12 0EG





Guide Price £270,000

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

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

6 Orchard Close Scotland Street, Ellesmere, SY12 0EG

Number Six
A sustainably designed Edwardian style residential development. Ideally located in the heart of the historic town of Ellesmere, within a short walking distance of nearby independent shops, doctors surgery, supermarket, post office, public houses, restaurants, parks, excellent public and private schools and great transport links.

Visit www.mereholdings.co.uk

FOR SALE

Oswestry (8 miles) and Shrewsbury (16 miles)
(All distances approximate)

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

Orchard Close

- **Visit mereholdings.co.uk**
- **Personalise your New Property**
- **High quality development**
- **Modern layout inc. 3 bedrooms**
- **Around 900 sqft**
- **Private parking and gardens and communal area**
- **Prime edge of town centre location**
- **Advantage Warranty Insurance**
- **Managed Estate**
- **Visitor Parking**

DESCRIPTION

Halls are delighted with instructions to offer this select Edwardian inspired new development 'Victoria Gardens' of 8 stylish and thoughtfully designed 3 bedroom houses, within walking distance of the town's extensive amenities, for sale by private treaty.
Further extensive facilities can be found in nearby towns of Shrewsbury, Chester and Wrexham with excellent transport links to major cities of Manchester and Liverpool as well as the North Wales Coast."

6 Orchard Close, is a 3 bedroom semi detached town house which has been creatively designed with a traditional feel and built to a high standard by a reputable developer.

Internally, a welcoming reception hall leads to open plan and modern living space including a Lounge area, Dining/Family area, downstairs Cloakroom and a bespoke designer Kitchen with room for a central cooking island and including a large feature bay window and patio doors leading out to the garden. Together with, on the first floor, three Bedrooms and a family Bathroom.

Outside, there is a sun terrace, formal landscaped gardens and parking for two cars.

N.B.

Orchard Close is close to completion and the properties are ready for viewing immediately.

SITUATION

Orchard Close is located just a short walk from the centre of the sought after, North Shropshire town of Ellesmere, which boasts a range of amenities including supermarkets, independent shops, and restaurants, as well as a number of recreational facilities. Ellesmere is also well located for access to the larger local towns of Oswestry, Shrewsbury and Wrexham, all of which offer a more comprehensive level of amenities, within a short drive.

GROUND FLOOR

-Lounge/Kitchen/Dining: 6.000m x 7.460m (overall)
-WC: 1.04m x 1.74m

FIRST FLOOR

-Master Bedroom: 3.65m x 3.05m
-En-Suite: 2.62m x 1.075m
-Bedroom 2: 3.65m x 2.58m
-Bedroom 3: 2.25m x 2.38m
-Bathroom: 2.26m x 2.33m (overall)

Please note: measurements have been provided by the developer and should be treated as approximate measurements only.

OUTSIDE

Outside, the property will benefit from two allocated car parking spaces and visitor parking.

GARDENS

The garden will comprise a sun terrace/patio area and area to be turfed offering the potential for landscaping according to a purchaser's tastes and preferences.

SPECIFICATION

The property is being built to a specification set by Mere Holdings Ltd, please see www.mereholdings.co.uk for personalisation options. Mere Holdings Ltd are happy to allow a purchaser the opportunity to have an input into certain aspects of the finish of the property, providing an exchange of contracts has taken place or any alterations/extra works are paid for in full prior to the work being carried out. In the event that completion of the sale does not proceed, any payments made will be non-refundable.

PERSONALISATION

Unique to Mere Holdings Ltd you can choose from:-
-Solar PV Panels
- Vehicle Charging
- Kitchen Upgrades
- Farrow & Ball Paint

RESERVATION PROCESS

A non refundable reservation fee of £1000.00 (to be held by Mere Holdings Ltd) will be required on an agreement of an offer to reserve the property. The purchaser/s will then be informed once the property is within 8-10 weeks of completion to enable the legal process to commence at which point the vendors solicitors will be instructed to issue the contract documentations. 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, Mere Holdings Ltd reserve the right to remarket the property and retain the non-refundable reservation fee.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Super fast broadband.

DISCLAIMER

The images and photographs used in the sale particulars have been artificially produced to show a projection of the finished property or are photographs taken of previous properties constructed by Mere Holdings Ltd. The site layout may be subject to alterations during the construction process which may differ from the plans provided and the elevated projected images within these particulars.

TENURE

The property is said to be of freehold tenure and the vacant possession will be given on completion of the purchase.

MANAGEMENT CHARGE

There will be a small management charge TBC per month to cover the cost of maintenance of any communal areas, such as the access drive etc.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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