Fixed Price £389,950

4 Bedrooms 2 Bathrooms

Plot 50 Oakmere Ridge, Oswestry Road,
Ellesmere, SY12 0BY

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General Remarks

The Rednal is an exceptional 4 bedroom detached home from the Shropshire Homes' Classic Collection. Situated in a cul-de-sac, Plot 50 is well positioned for an ideal family home with integral garage and generously sized driveway. Designed with modern living in mind, The Rednal features a spacious living room with bay window that bathes the room in natural light, an open-plan kitchen/dining room spans the width of the property incorporating bay window with French doors providing easy access to the private garden for seamless indoor-outdoor living. The utility room, located off the kitchen offering added functionality and storage, together with the cloakroom complete the ground floor accommodation. To the first floor there are four well-appointed bedrooms, with en suite to the principal room and a 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.

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. 1280 sq.ft. (119 sq.m)

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

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

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.

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 stairs leading to the first floor and doors off to:

Living Room: 11' 11'' x 11' 5'' (3.63m x 3.47m) With bay window to the front elevation.

Cloakroom: With wash hand basin and low flush WC.

Kitchen/Dining Room: 25' 4'' x 12' 5'' (7.72m x 3.78m) The kitchen area incorporates high quality fitted units with quartz worktops and Hotpoint integrated appliances. French doors from the dining area lead to the rear garden and a further door from the kitchen area leads into:

Utility Room: Having a range of fitted units with work surfaces, sink, space for white goods and door to the side elevation.

First Floor Landing: With storage cupboard and doors to:

Bedroom 1: 13' 10'' x 9' 10'' (4.22m x 2.99m) With built-in wardrobes and door into:

En Suite Shower Room: Comprising a contemporary white suite incorporating a shower cubicle, wash hand basin and WC.

Bedroom 2: 13' 2'' x 10' 0'' (4.01m x 3.04m) With built-in wardrobe.

Bedroom 3: 11' 11'' x 7' 1'' (3.64m x 2.15m)

Bedroom 4: 10' 11'' x 8' 10'' (3.33m x 2.68m)

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

Integral Garage

Outside: Front and rear gardens (with turf laid to the front garden). Generously sized driveway providing off road parking 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.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

Ground Floor

First Floor

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OAKMERE RIDGE SITE PLAN

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