

BOWEN

PROPERTY SINCE 1862



Asking Price £228,995

Plot 23, Guinevere Park, Middleton Road,
Oswestry, Shropshire, SY11 4LU

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Guinevere Park is a beautiful new build development of thoughtfully designed 2, 3 and 4-bedroom spacious homes with high-quality fixtures and fittings, fantastic commuter links and excellent local amenities.

The Vyrnwy (plot 23), 3-bedroom end terraced house is a hugely popular Fletcher Homes design, perfect for couples, families or first-time buyers. The Vyrnwy is the idyllic house for a growing family, adapting perfectly to every stage of your life. Designed for modern living, this is a place you will want to call home. The Vyrnwy is a practical and brilliant well planned three-bedroom house.

An open plan living and dining space, fitted with double French doors, opens out to the rear family-sized garden. A well-designed kitchen and cloakroom completes the downstairs design. Finalising the property upstairs is a storage cupboard, two double bedrooms and a wonderful single bedroom, all sharing a main bathroom. For specific plot details please see the site layout plan. Sq. Ft. 753

Visit the Marketing Suite at Guinevere Park, off Middleton Road, Oswestry. SY11 4LU Open: Thursday through to Monday 10am to 4pm.

Photos show example of possible internal finishes - not specific plot.

Guinevere Park: Nestled on the outskirts of the Shropshire market town, Guinevere Park draws its name from the rich history of Old Oswestry Hill Fort. This ancient earthwork, often referred to as "the Stonehenge of the Iron Age", has stood tall for over 3,000 years, witnessing the passage of time,

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and playing a significant role in British history. Legend has it that Old Oswestry Hill Fort is the birthplace of Queen Guinevere, better known as Guinevere from Arthurian lore. Guinevere Park is named in honour of the legendary Queen and seeks to provide a harmonious blend of contemporary living, coupled with fantastic commuter links and excellent local amenities.

Location: The property is within easy walking distance of Oswestry town centre, which contains a host of shops, schools and other amenities. Local bus routes also connect Oswestry to nearby towns and cities. The nearest train station in Gobowen, just 3 miles away, is less than an hour from Chester and 1.5 hours from Manchester or Birmingham. Birmingham, Liverpool and Manchester airports are also easily accessible by train and car ensuring you're not just connected locally, but to the world! 1.5 miles from Oswestry Town Centre 3 miles from Gobowen Train Station 15 miles from Wrexham 18 Miles from Shrewsbury 27 miles Chester (Distances are approximate)

Accommodation

Hall: With stairs to first floor landing and doors off to:

Living/Dining Room: 15' 3" x 14' 7" (4.66m x 4.45m) Bright, open plan living and dining area with French doors leading to the rear garden.

Kitchen: 7' 10" x 9' 3" (2.40m x 2.82m) A well-designed, spacious kitchen with soft close cabinets, laminate worksurfaces/upstands, stainless steel energy efficient appliances and stainless-steel single bowl sink.

Cloaks: 3' 3" x 6' 0" (1m x 1.83m) Ceramic wall tiles. Contemporary white sanitaryware with chrome fittings. Standard thermostatically controlled radiator.

First Floor:

Master Bedroom: 8' 9" x 11' 9" (2.66m x 3.59m)

Bedroom 2: 8' 1" x 12' 1" (2.46m x 3.68m)

Bedroom 3: 6' 9" x 6' 8" (2.06m x 2.02m)

DEVELOPMENT LAYOUT

Beautiful homes in Oswestry

HOUSE TYPES

Fletcher Homes' designs are all named after Shropshire local areas and landmarks.

- **The Sutton**
2 Bedroom - Semi-detached house.
- **The Vyrnwy**
3 Bedroom - Semi-detached or terraced house.
- **The Trefonen**
3 Bedroom - Semi-detached house.
- **The Burlton**
3 Bedroom - Detached house.
- **The Albrighton**
4 Bedroom - Detached house with single garage.
- **The Preston**
4 Bedroom - 3 storey semi-detached house.
- **The Hindford**
4 Bedroom - 3 storey semi-detached house with single garage*

- Existing Hedge
- Existing Tree
- Proposed Tree
- Proposed Planned Dred
- Proposed Hedge
- 1.8m High Fencing
- Low Retaining Wall
- Low Level Garden Wall
- Private Surface Water Drains
- Adopted Drainage Gullways
- Sinks
- Substation
- Storage point for waste and recycling containers on day of collection

*On selected plots.





Family Bathroom: 6' 2" x 5' 11" (1.87m x 1.81m) Ceramic wall tiles. Contemporary white sanitaryware with chrome fittings. Chrome dual fuel towel rail.

Outside: Turf to front garden with a planted border. Rear gardens, turfed and fenced. PVCu coloured windows, GRP front and rear doors with multipoint locking system. Electric car charging point, Front doorbell, NHBC 10-year Buildmark Warranty & private driveway.

Heating, Lighting & Broadband: White low energy LED downlights to the kitchen, and bathroom. Media, data point and USB charging points (locations vary for each house type). Each home is fibre broadband enabled (speed dependent upon your chosen provider). Gas central heating with thermostatically controlled radiators. Fitted solar PV panels to supplement electricity to the home and potentially the grid.

Specification: Please ask the Sales Consultant for the full specification of each house type. Fletcher Homes (Shropshire) Limited, reserve the right to amend the specification as and when necessary.

EPC Rating: Predicted EPC Rating - Band 'A'.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax Band: To be confirmed by Local Authority once build is complete.

Local Authority: Shropshire County Council

Management Company: All homes will be subject to an annual service charge for the maintenance of the open space areas, general repairs and associated management fees. Please ask the Sales Consultant for further details.

Directions: From the A5/A483 turn onto the B4580 Whittington Road and head towards the town centre. Take the first left before Furrows Garage and the first left at the next roundabout onto Cabin Lane. Continue for 1/4 mile before turning left onto Aston Way. Proceed until the T junction before turning left and then left again onto Middleton Road, where the site will be found shortly after on the right.





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