

BOWEN

PROPERTY SINCE 1862



LUPINE BU1

2 BEDROOM | DETACHED BUNGALOW & SINGLE GARAGE

A spacious 2 bedroom bungalow nestled in the heart of the Shrops countryside with attached single

Asking Price £240,000

Plot 74 (32), Morlas Meadows, St. Martins,
Oswestry, Shropshire, SY11 3FJ

🛏 2 Bedrooms

🚿 1 Bathroom

Plot 74 (32), Morlas Meadows, St. Martins, Oswestry, Shropshire, SY11 3FJ



General Remarks

(PHOTOS SHOW EXAMPLE OF FINISHES - NOT SPECIFIC PLOT).

A well designed two bedroom detached bungalow situated within a generous plot in this popular new build development in the village of St Martins. The property forms part of Phase 3 of the development and will be warmed by gas fired central heating with double glazing throughout and off road parking provision. The development itself includes a large area of open green space and the different styles of property being constructed create an attractive street scene. For further information, please contact our Oswestry office. Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and external treatments (bricks, render, cladding and tiles) will vary per plot and are for illustrative purposes only.

As you enter the property there is a porch or hallway that then leads into the generous lounge area. The rear facing kitchen offers plenty of worktop space and built in hob, with picture window above the sink that offers a great view of the rear garden and fields beyond. The external door in the kitchen allows direct access to the rear garden and patio area, which enables enjoyment of the garden all year round. The two double bedrooms are accessed from the central hallway, with family bathroom conveniently located between them. The Lupine benefits from an attached single garage with direct access to the kitchen, ideal for unloading groceries when it is raining.

Location: The property is situated close to the centre of the village of St Martins which offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester and the motorway network beyond. The area has an excellent bus service whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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 expressly 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.

Primoris Homes Ltd: Primoris Homes Ltd - The word 'Primoris' is Latin and means first or foremost, exactly what Primoris Homes are aiming to be is the foremost quality builders of desirable homes in the area. This small family run company have built up an enviable reputation for building attractive developments, which offer contemporary, flexible living spaces to suit the needs of their customers. The build quality of every new Primoris development is of utmost importance to the company who ensure the best materials are used and that quality workmanship and attention to detail are evident throughout. Every

new home by Primoris is built to exacting standards and backed by a ten year LABC warranty.

Morlas Meadows: The Morlas Meadows development is centred around the historic Rhos y Llan Farm, a grade-II listed building that has been a farmstead since the 16th century, boasting records that can be traced back as far as 1732. As well as it's attractively designed homes, the sympathetic development also features a selection of bungalows carefully designed to resemble conversions of traditional farm buildings and preserve the historical character of the location.



SITE PLAN

ST. MARTINS

FOXGLOVE & HONEYSUCKLE
2 Bedroom
Semi-detached Houses

DAISY & PRIMROSE
3 Bedroom
Semi-detached Houses

LUPINE
2 Bedroom
Detached Bungalow
& Single Garage

BLUEBELL
3 Bedroom
Detached Bungalow
& Single Garage

CROCUS
2 Bedroom
Detached Bungalow
& Single Garage

LILY
3 Bedroom
Bungalow &
Double Garage

BUTTERCUP
3 Bedroom
Bungalow &
Single Garage

SNOWDROP
3 Bedroom
Detached House &
Single Garage

DAFFODIL
3 Bedroom
Detached House &
Single Garage

MARIGOLD
4 Bedroom
Detached House &
Double Garage

HAWTHORN
4 Bedroom
Detached House &
Single Garage

CAMPION
4 Bedroom
Detached House &
Double Garage



Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Morlas Meadows is the marketing name for this development and may not be the designated postal address.



Accommodation

A part glazed door at the front of the property leads into:

Porch: With door into:

Lounge: 17' 6" x 11' 7" (5.33m x 3.53m) max With doors off to:

Kitchen: 10' 0" x 9' 10" (3.05m x 3.00m) With door to rear gardens and separate door to garage.

Hall: With doors off to:

Bedroom 1: 13' 11" x 8' 10" (4.25m x 2.69m) max

Bedroom 2: 12' 3" x 11' 4" (3.73m x 3.46m)

Bathroom: 8' 6" x 6' 11" (2.60m x 2.10m) max Including airing cupboard.

Garage:

Specification: Specification - • LABC 10 year warranty • Worcester Bosch Energy Efficient Gas Boilers • UPVC maintenance free grey modern windows • Choice of kitchen – with integrated oven/hob, dishwasher and fridge/freezer* • Choice of ceramic floor tiles and carpets • Contemporary white bathrooms with chrome fittings • En-suite bathroom to selected master bedrooms • White panel doors • Garages** • Fire alarms • BT Fibre Broadband to all plots • Large plots bordering open countryside • Turfed front and rear gardens • Maintenance free Anthracite grey UPVC Soffit and fascias * At relevant

stage and as specified for individual house types – ask for details. ** Available on some plots. The specification of each house type may vary. Please ask for more details on specific plots

Tenure and Management Charge: We are informed that the property will be freehold subject to vacant possession on completion. Each property will be subject to a £19.00 per calendar month management charge.

Reservation : You can reserve this property by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed. Please ask for further details.

Services: We have been informed by the seller that the property will benefit from mains water, mains drainage and gas central heating.

EPC Rating: Predicted EPC Rating - Band B (81).

Council Tax Band & Local Authority: Shropshire County Council. Council Tax Band will be confirmed once property is complete.

Directions: From Oswestry take the A5/A483 in the direction of Wrexham before taking the fourth exit at the Gledrid roundabout signposted St Martins. Continue to the next roundabout taking the first exit onto Overton Road. Follow the road ahead and the development will be found on the left hand side.



LOCATION

COUNTRY LIVING WITHOUT COMPROMISE

Morlas Meadows is ideally located within a 10-minute car journey of Oswestry town centre, with Shrewsbury, Wrexham and Chester all within approximately 30 minutes drive.

Background
The Morlas Meadows development is centred around the historic Rhwy Y Llan Farm, a grade-II listed building that has been a farmstead since the 16th century, boasting records that can be traced back as far as 1732. As well as its attractively designed homes, the sympathetic development also features a selection of bungalows carefully designed to resemble conversions of traditional farm buildings and preserve the historical character of the location.

Sports & Leisure
The Venue at Park Hall is just 4 miles away and is perfect for all the family with a gym, bowling alley, exercise classes, food and a bar. There are also regular football matches held at The Venue, by The New Saints.

There are many golf clubs within the area such as Oswestry, Henlle and Mile End Golf Club.

The Lion Quay Hotel & Spa is great for relaxing and unwinding with a wide variety of treatments available.

Days Out
Park Hall Farm Country Experience is just a couple of miles away from Morlas Meadows. The farm offers a fun educational day out for children of all ages, where they can get to meet and feed the farm animals and go on tractor and trailer rides.

The British Iron Works Museum is also close by. This free museum is a great trip out for all the family as you wander around a 'safari' of iron animals and even see the blacksmith at work.

Slightly further afield are Chester Zoo, Blue Planet Aquarium, West Midlands Safari Park and many National Trust Properties.

Shopping
There are many supermarkets close by in Oswestry, as well as many independent shops in the historic town centre. Both Wrexham and Shrewsbury are great for treating yourself to some retail therapy with a great selection of high street and independent shops. Chester is the closest city to Morlas Meadows and has something to offer everybody.

DIRECTIONS

When approaching from the north or the south, take the A5 on Gledrid roundabout and follow the B5070 towards St Martins for about one mile. Morlas Meadows is located on the left, approximately 200 metres after the roundabout.



TRANSPORT
There are two main bus routes that pass Morlas Meadows, which is convenient for those who do not have a car. The routes are as follows:

EDUCATION	COMMUTING
Primary	Shrewsbury
St Martins School	Wrexham
Walsingham	Chester
St Martin's	Shrewsbury
The Grange School	

Secondary	Train Stations
The Grange School	Shrewsbury
Walsingham	Wrexham
St Martin's	Chester
The Grange School	

Airports
Liverpool
Manchester
Birmingham

Colleges
St Martins College

T: 01691 671091 | E: info@primoris.co.uk | www.primoris.co.uk



SPECIFICATIONS

MAKE A HOUSE A HOME

At Primoris Homes, we pride ourselves on building homes we would want to live in ourselves. We believe it's the little touches that make a house a home and this is why our plots on Morlas Meadows include the following features:

- LABC 10 year warranty
- Worcester Bosch Energy Efficient Gas Boilers
- UPVC maintenance free grey modern windows
- Choice of kitchen – with integrated oven/hob, dishwasher and fridge/freezer*
- Choice of ceramic floor tiles and carpets
- Contemporary white bathrooms with chrome fittings
- En-suite bathroom to selected master bedrooms
- White panel doors
- Garages**
- Fire alarms
- BT Fibre Broadband to all plots
- Large plots bordering open countryside
- Turfed front and rear gardens
- Maintenance free Anthracite grey UPVC Soffit and fascias

* At relevant stage and as specified for individual house types – ask for details.
** Available on some plots.
The specification of each house type may vary. Please ask for more details on specific plots.





LUPINE BU1

2 BEDROOM | DETACHED BUNGALOW & SINGLE GARAGE

GROUND FLOOR



Lounge	3529 x 5330mm	11'-7" x 17'-5 7/8"
Kitchen	3005 x 3055mm	9'-10 1/4" x 10'-0 1/4"
Garage	3612 x 5185mm	11'-10 1/4" x 17'-0 1/8"

Bedroom 1	4255 x 2695mm	13'-11 1/2" x 8'-10 1/8"
Bedroom 2	3731 x 3465mm	12'-2 7/8" x 11'-4 3/8"
Bathroom	2606 x 2100mm	8'-6 5/8" x 6'-10 5/8"

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Protection for new-build home buyers

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 expressly 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.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

