



LUPINE B1

2 BEDROOM | DETACHED BUNGALOW & SINGLE GARAGE

A spacious 2 bedroom bungalow nestled in the heart of the Shropshire 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

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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.



SITE PLAN

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.

DIRECTIONS
Morlas Meadows is located on the A5/A483, 10 miles from the M54 junction 10. Take the A5/A483 towards Shrewsbury. After 10 miles, take the 4th exit at the Gledrid roundabout signposted St Martins. After 1 mile, take the 1st exit onto Overton Road. Follow the road ahead and the development will be found on the left hand side.

Background
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 1752. As well as it's attractive designed homes, the development offers a range of facilities including a terrace of townhouses, 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.

Day Out

Park Hall Farm CountrySide 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 blacksmith at work.

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

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

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



TRANSPORT	
M54 Junction 10	10 miles
Shrewsbury	10 miles
Wrexham	12 miles
Cheshire	12 miles
Bilston	10 miles
The Gledrid School	1 mile
FACILITIES	
Shrewsbury	10 miles
Wrexham	12 miles
Cheshire	12 miles
Bilston	10 miles
EDUCATION	
Shrewsbury	10 miles
Wrexham	12 miles
Cheshire	12 miles
Bilston	10 miles
COMMUTING	
Shrewsbury	10 miles
Wrexham	12 miles
Cheshire	12 miles
Bilston	10 miles
FACILITIES	
Golbourn	2 miles
Wrexham	12 miles
Shrewsbury	12 miles
Cheshire	12 miles
SCHOOL	
Shrewsbury School	10 miles
Wrexham High School	12 miles
AIRPORTS	
Shrewsbury	10 miles
Wrexham	12 miles
Cheshire	12 miles
COLLEGES	
North Shropshire College	10 miles
Wrexham	12 miles
Bilston	10 miles

MORLAS MEADOWS

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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

* An recess stage can be 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** B1

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

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