

# The Shellbrook Ifton Green St. Martins Oswestry SY11 3DH



2 Bedroom Bungalow - Detached  
Offers In The Region Of £280,000

## The features

- LOVELY COUNTRYSIDE VIEWS TO REAR
- A RATED ENERGY EFFICIENCY AND SOLAR PANELS
- WELL FITTED KITCHEN/DINING ROOM
- GUEST BEDROOM AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- IMPRESSIVE BRAND NEW BUNGALOW
- GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- PARKING AND GARDENS



4-bedroom homes.



\*\*\* THE SHELLBROOK - FABULOUS 2 BEDROOM BUNGALOW - COUNTRYSIDE VIEWS \*\*\*

We are delighted to release on behalf of Cornovii Homes their exciting new development Ifton Green.

The Shellbrook is a modern 2 bedroom Bungalow, designed for convenient one level living, perfect for the retirement market set in a lovely plot with open farmland to the rear.

Reception Hall leading to a good sized Lounge, attractively fitted Kitchen/ Dining Room with range of appliances, Principal Bedroom with en suite and further double Bedroom and Bathroom.

Being 'A' rated and finished with high energy insulation Cornovii Homes have also installed PV panels to all homes at Ifton Green saving you money from day one.

Driveway with parking, EV charger and gardens to the front and rear which are laid to lawn.

Early reservation recommended

## Property details

### LOCATION

Ifton Green is in the beautiful village of St Martin's in the North-West of Shropshire. Only a few hundred yards from the Welsh border and the market Town of Oswestry. Ifton Meadows, Prices Dingle and Chirk Aqueduct are amongst some of the nearby natural beauties that are well worth a visit. A perfect location for those who want to live amongst nature and the Shropshire countryside.

St Martin's is totally self sufficient with amenities including St Martin's School that educates students from the ages of 3-16, an active Village Hall, supermarket, post office and public house. St Martin's is ideally placed for commuting to the nearby County Town of Shrewsbury, City of Chester and the busy market town of Welshpool.

There are good public transport links with local bus service. Travel to Shrewsbury and Telford to the South and Wrexham, Chester and the Wirral to the North is accessible via the A5/M54 network and the Gobowen main line railway station is 2 miles away with links to London.

Five miles away is the thriving market Town of Oswestry. In this vibrant ancient Shropshire market town, you will find a range of shopping and leisure facilities, bistros, cafes and an impressive indoor and outdoor market set around the grand Town Hall. Currently under construction is a brand-new business park making Oswestry set to be the second largest Town in the County.

For those who love to explore Oswestry is surrounded by stunning industrial heritage and castles.

Having all this on your doorstep makes St Martins a perfect place to buy your new home.

### RECEPTION HALL

with excellent range of storage and cloaks cupboards, radiator.

### SPACIOUS LOUNGE

With windows to the front and side, media point, radiator.

### KITCHEN/DINING ROOM

with the Dining Area featuring double opening French doors leading to the garden. The Kitchen will be attractively fitted with range of contemporary units and integrated appliances including dishwasher, fridge freezer, double oven, hob and extractor hood.

### PRINCIPAL BEDROOM

With window to the front, double fitted wardrobe, radiator.

### EN SUITE SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator. Window to the side.

### BEDROOM 2

With window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### OUTSIDE

The property is approached over brick paved driveway with parking for two cars. The front garden is laid to lawn. Side pedestrian access leads to the rear Garden which again is laid to lawn with paved sun terrace. Enclosed with wooden fencing and bordered by farmland to the rear.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. There is an annual service charge of £600.00 which covers the landscaped communal areas. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

Due to the property being a new build the banding has not yet been allocated by the Council - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

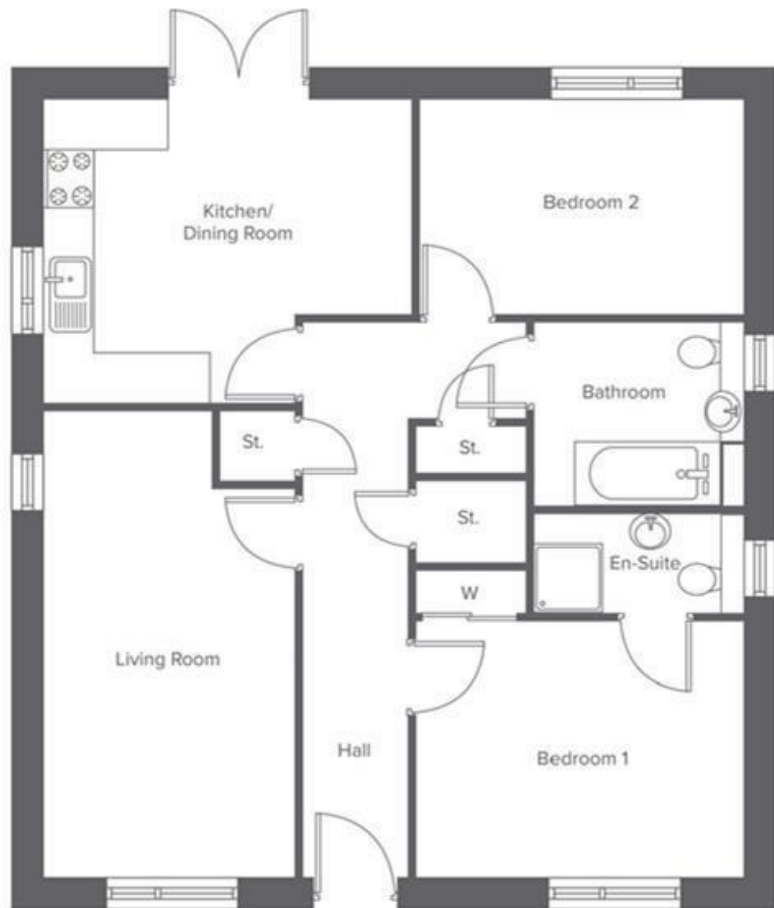
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## **The Shellbrook Ifton Green, St. Martins, Oswestry, SY11 3DH.**

**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £280,000**

**Plot 32**  
**2 Bedroom House**  
**830 sq ft**

Kitchen	4.4m x 3.6m
Living Room	5.5m x 3.0m
Bedroom 1	3.9m x 3.0m
Bedroom 2	3.9m x 2.5m
Bathroom	2.5m x 2.2m
En-Suite	2.5m x 1.1m
Hall	1.2m x 6.7m



## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
 Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
 and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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