

# 58 Morlas Meadows St Martins Oswestry SY11 3FJ



**3 Bedroom House - Semi-Detached**  
**Asking Price £52,500**

## **The features**

- SHARED OWNERSHIP OPPORTUNITY
- MUCH SOUGHT AFTER DEVELOPMENT
- LOUNGE/DINING ROOM, KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EARLY VIEWING HIGHLY RECOMMENDED
- BRAND NEW ENERGY EFFICIENT HOME
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND BATHROOM
- PERFECT FOR FIRST TIME BUYER



### \*\*\* SHARED OWNERSHIP OPPORTUNITY \*\*\*

**PART OWN YOUR HOME** - An excellent opportunity to purchase this brand new 3 bedroom home on this fabulous new development perfect for commuters with ease of access to the A5/M54 motorway network.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

Ready for your immediate occupation.

## Property details

### DESCRIPTION

PART OWN YOUR HOME - A brand new 3 bedroom home. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall with Cloakroom, Lounge/Dining Room, Kitchen, 3 Bedrooms and Bathroom. Enclosed rear garden and parking.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 25% share purchase will be £360.94 and that the properties are leasehold with a monthly service charge of approximately £20.14 and Buildings Insurance monthly of £11.41. We are advised that there is a restriction is staircasing out to own up to 80% of the property and would recommend this and the rental is verified during pre-contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

**PLEASE NOTE** - We anticipate these properties being of great interest and advise that the Housing Provider operates on a First Come - First Served basis - subject to qualification and acceptance and there is a local connection restriction to Shropshire with the Section 106.

### LOCATION

The property occupies an enviable position on this brand new development in the heart of this popular Village on the edge of the busy market Town of Oswestry. There are an excellent range of amenities within the village and ease of access to the Town and A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall. Radiator.

### KITCHEN

Attractively fitted with range of units incorporating sink unit set into base cupboard, further range of matching base units comprising cupboards and drawers with worksurfaces over and space for washing machine. Inset 4 ring hob with oven and grill and extractor hood over. Matching range of eye level wall units, window to the front, radiator.

### LOUNGE/DINING ROOM

With double opening French doors leading to the garden. Media point, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with Linen Cupboard.

### BEDROOM 1

With window to the front, built in storage cupboard, radiator.

### BEDROOM 2

With window to the rear, radiator.

### BEDROOM 3

With window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is approached over driveway with parking for 2 cars. Side pedestrian access to the Enclosed Rear Garden.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

#### 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](http://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.

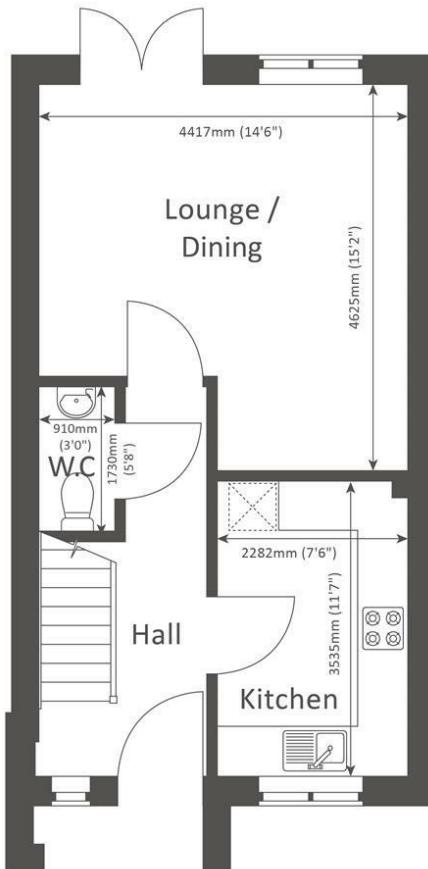
#### NEED TO CONTACT US

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.

**58 Morlas Meadows, St Martins, Oswestry, SY11 3FJ.**

**3 Bedroom House - Semi-Detached**

**Asking Price £52,500**



## Judy Bourne

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## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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