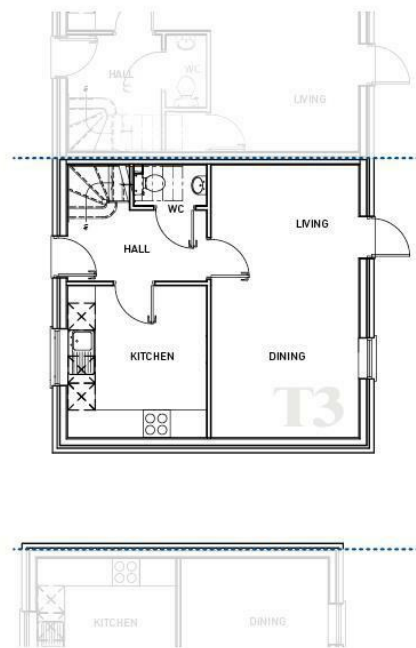




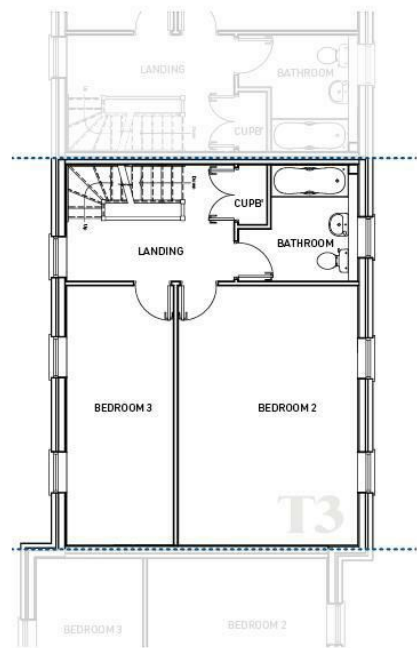
WOODHEAD
OSWESTRY SALES & LETTINGS

GROUND FLOOR



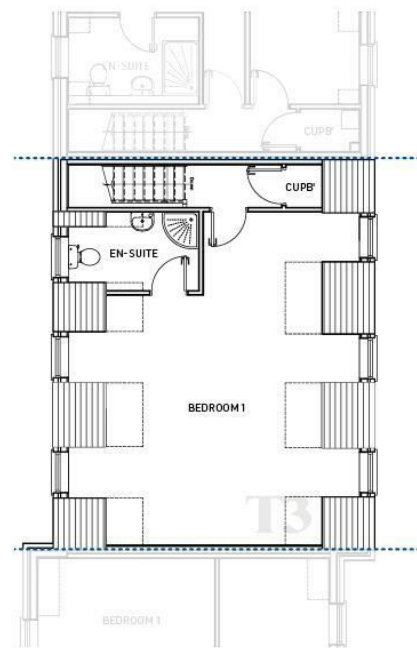
Kitchen	3.36m x 3.07m	11'0" x 10'1"
Din/Liv	6.02m x 3.26m	19'9" x 10'8"
WC	0.90m x 1.61m	2'11" x 5'3"
Hallway	2.57m (max) x 3.07m	8'5" (max) x 10'1"

FIRST FLOOR



Bedroom 2	5.73m x 3.96m	18'10" x 13'0"
Bedroom 3	5.73m x 2.36m	18'10" x 7'9"
Bathroom	2.57m x 2.63m (max)	8'5" x 8'7" (max)

SECOND FLOOR



Bedroom 1	7.36m (max) x 6.42m	24'2" (max) x 21'1"
En-Suite	1.92m x 2.87m	6'4" x 9'5"



T3 | Townhouse

3 Bedroom | Terrace

Enjoy the benefits of a classic townhouse
with a generous home that is designed for
modern living.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

A4 Holbache Court, Oswestry, SY11 1RJ

Asking price £285,000

NEW GATED DEVELOPMENT - AVAILABLE 2021

This well assigned three bedroom townhouse offers generous amount of living space spread over three floors. The property enjoys a master ensuite, in addition to a spacious family bathroom and a further WC on the ground floor. Selected townhouses offer separate kitchen and living/dining room whilst others combine the kitchen and living/dining area into an open living space that is large enough for everybody to enjoy. All benefit from the convenience of a good sized hallway. T3 benefits from much larger bedrooms and a larger garden space. All townhouses benefit from assigned parking, visitor parking and gated access to the development.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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DIRECTIONS

Leave A5/A483 at Mile End Roundabout and follow the B4579 towards Oswestry. In about half a mile, at the traffic lights, take a slight left onto Victoria Road. At the crossroads, continue onto Lower Brook Street and look out for Oswald Place on the right. The turning into Holbache Court is just after North Shropshire Tyre Service.

HOLBACHE COURT

This new development features modern, contemporary design while capturing the historical character of the site that has housed both a school and magistrates court in the past. With a range of properties that includes semi-detached houses, townhouses and ten apartments ranging from one to three bedrooms, Holbache Court has something to offer to everybody. The development enjoys the privacy of gated access and boasts well-maintained garden areas along with sufficient parking for both residents and visitors.



LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its

excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

THE BUILDERS - 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 NHBC warranty.

DEVELOPMENT SPECIFICATION

- * NHBC 10 year warranty
- * Worcester Bosch Energy Efficient Gas Central Heating
- * Choice of kitchen - with integrated oven/hob, dishwasher and fridge/freezer
- * Choice of ceramic floor tiles/vinyl to kitchens and bathrooms
- * Downlighters in kitchen ceilings
- * Carpet to floor areas not covered in ceramics
- * Contemporary white bathrooms with chrome fittings
- * En-suite bathrooms to most master bedrooms
- * UPVC facias and soffits (new builds only)
- * White panel internal doors with chrome ironmongery
- * One parking space per property within the gated development
- * Electric gates and intercom access to all homes
- * Fire Alarms
- * BT Fibre broadband to all homes
- * All gardens are laid to lawn
- * Access lift available in apartment building

T3 - DESCRIPTION

This well assigned three bedroom townhouse offers generous amount of living space spread over three floors. The property enjoys a master ensuite, in addition to a spacious family bathroom and a further WC on the ground floor. Selected townhouses offer separate kitchen and living/dining room whilst others combine the kitchen and living/dining area into an open living space that is large enough for everybody to enjoy. All benefit from the convenience of a good sized hallway. T3 benefits from much larger bedrooms and a larger garden space. All townhouses benefit from assigned parking, visitor parking and gated access to the development.

T3

HALLWAY

2.57m (max) x 3.07m (8'5" (max) x 10'1")

WC

1.60m x 0.89m (5'3" x 2'11")

KITCHEN

3.35m x 3.07m (11'0" x 10'1")

LIVING/DINING ROOM

6.02m x 3.25m (19'9" x 10'8")

LANDING

BEDROOM TWO

5.74m x 3.96m (18'10" x 13'0")

BEDROOM THREE

5.74m x 2.36m (18'10" x 7'9")

BATHROOM

2.57m x 2.62m (max) (8'5" x 8'7" (max))

LANDING

MASTER BEDROOM

7.37m (max) x 6.43m (24'2" (max) x 21'1")

ENSUITE

1.93m x 2.87m (6'4" x 9'5")

OFF ROAD PARKING

One allocated parking space.
Ground rent £50 per annum
Management Charge £54.55 per annum

RESERVATION

Once you've chosen your new home, you can reserve it 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.

HELP TO BUY

The government Help to Buy scheme is available.

HAVE YOU GOT A PROPERTY TO SELL?

Woodhead Oswestry Sales & Lettings will be happy to offer a free, no-obligation assessment of your home, property or land so we can advise you where it fits into the current property market. As well as having a first-rate understanding of the property markets in Oswestry, borders and surrounding areas, we are Oswestry's chosen representative of the prestigious Guild of Property Professionals which means we can put your property in front of people from all over the UK who are looking to move to the area.

Not local? As proud members of the Guild of Property Professionals we have access to approximately 800 other carefully selected fellow estate agents throughout England and Wales and we'll be happy to help you find your nearest agent and liaise with them on your behalf - Please contact us for more details.

CONNECTED INTEREST

Purchasers should note that in order to comply with the Estate Agency Act 1979, a declaration is made that the seller is related to a member of staff of Woodhead Sales and Lettings.

TENURE

It is believed that this property is Freehold but we are unable to verify this as we have no access to the documentation. If you proceed with the purchase of this property this will need to be verified by your solicitor/conveyance.

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

FIXTURES AND FITTINGS

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage and gas. We have not tested any services, therefore no warranty can be given or implied as to their working order.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.