

Town & Country

Estate & Letting Agents



Plot 4 The Street, Four Crosses, SY22 6QF

Offers In The Region Of £475,000

A brand new four bedroom home currently under construction. The home will provide spacious accommodation with an open plan kitchen/dining room, separate utility room, and an ensuite bathroom. Externally, there will be landscaped gardens, driveway and a detached double garage. Built by reputable local developers, the home will be of high quality construction and will include PV panels (lay in type), connection to all mains services and a 10 year structural warranty. A site visit can be arranged to further discuss specification.

Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Take the first left at the roundabout and then left again. Proceed past the petrol station and then at the mini roundabout take the first exit. Proceed straight ahead where the site will be found on the left hand side.

Accommodation Comprises:

About the Property

The property, currently under construction, is to be built in Hampton Rural blend multi red clay facing brick, with slate grey Marley modern roof tiles with matt black (lay in type) PV panels. Windows are to be triple glazed sealed uPVC units with reconstituted stone heads and cills. The garage has remote operated electric doors. The property carries a 10 year structural warranty and can be fitted out as desired. Please see the floorplan for the dimensions.

Hallway

Kitchen/Dining Room

Utility Room

Lounge

Cloakroom

Landing

Bedroom One

Ensuite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Gardens and Driveway

Detached Double Garage

Artists Impression of the Site



Drone Photograph of the Plot



Artists Impression of the Property



Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for

this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

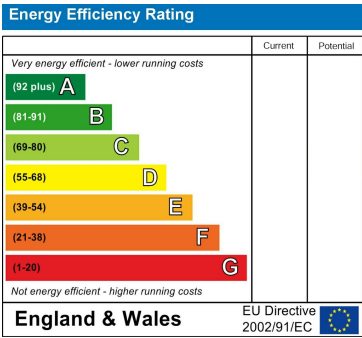
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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