



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

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Established 1862

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## Plot 22 Heritage Green

Forden, Welshpool, SY21 8LH

- **BRAND NEW HOME.** A four bedroom detached house with garden, integral garage and parking to be constructed on a small residential development with private estate road comprising of just 23 plots.
- Located on the edge of the village of Forden close to Offa's Dyke Way, just under 4 miles from Welshpool Town Centre and only 20 miles from Shrewsbury. PLEASE NOTE: The main image is an artist's impression. The interior photographs show available kitchen / bathroom options. Energy Efficiency Rating = TBC •



## Asking price £239,950

Welshpool Office 01938 554818 [welshpool@morrismarshall.co.uk](mailto:welshpool@morrismarshall.co.uk)

### Description

BRAND NEW - Four bedroom detached family house with garden, parking and integral garage to be constructed in a semi rural location. Double glazing, excellent insulation, oil central heating, 10 year CRL Warranty and the asking price includes carpets.

### Entrance Hall

**Open plan dining room / kitchen** 6.76m x 2.77m (22'2" x 9'1")

With choice of fitted units (subject to build stage). Built in hob, oven / grill, cooker hood and dishwasher.

### Cloakroom

With white suite.

**Living Room** 4.23m x 2.66m (13'11" x 8'9")

### Landing

**Bedroom 1** 4.23m x 2.77m (13'11" x 9'1")  
(measurement includes fitted wardrobe).

### En-suite

White suite comprising tiled shower cubicle with glass screen and mains pressure shower.

**Bedroom 2** 2.77m x 2.43m (9'1" x 8'0")

**Bedroom 3** 3.68m x 2.66m (12'1" x 8'9")  
(measurement includes fitted wardrobe).

**Bedroom 4** 2.65m x 2.97m (8'8" x 9'9")

**Bathroom** 2.97m x 1.79m (9'9" x 5'10")  
Suite comprises WC, handbasin and bath.

**Garage** 4.04m x 2.55 (13'3" x 8'4")

### Outside

Gardens to front and rear with car parking space and garage.

### Directions

### Tenure

Freehold with vacant possession on completion. A residents management company will be formed to take care of the common areas on the development, details will be provided in due course by the sellers solicitor.

### Services

Mains water, drainage and electricity connected. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents

### Terms of Sale

A £1000 reservation fee is payable which is non refundable in the event of a sale being cancelled.

### Money Laundering Regulations:

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

### Council tax

Payable to Powys Council - banding will be issued on completion

### Viewing

This is a active building site therefore viewing is strictly by appointment. Contact Morris Marshall & Poole, 28 Broad Street, Welshpool, Powys, SY21 7RW  
[www.morrismarshall.co.uk](http://www.morrismarshall.co.uk)  
[welshpool@morrismarshall.co.uk](mailto:welshpool@morrismarshall.co.uk)

### Website

To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk) Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

### Notice

This information has been prepared from the plans supplied. The room measurements shown are calculated from these plans and may be subject to change during the property construction. Primesave Properties Limited reserve the right to amend plans and specification at their discretion and without prior notice. Completion dates where given are subject to operational effects and are therefore intended as a guide only, delays can occur outside the control of the developers and they will not be held liable for any inconvenience or cost this may incur. The image shows an artist's impression of the house type, the actual elevation appearance on this plot may vary. The kitchens shown are examples of the choices available. Please note the full postal address has not been allocated, the postcode is the nearest available to assist with location and will not be the actual postcode of the property.

### Agents Reference

Morris Marshall and Poole with Norman Lloyd Welshpool

Ref: BEJ

Date: 10/18