



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Plot 40, Type C, Brades Meadow, Mortimer Road,  
Montgomery SY15 6LP**

**£214,000 Region**

To view this property please call us on **01743 236 800** Ref: C6834c

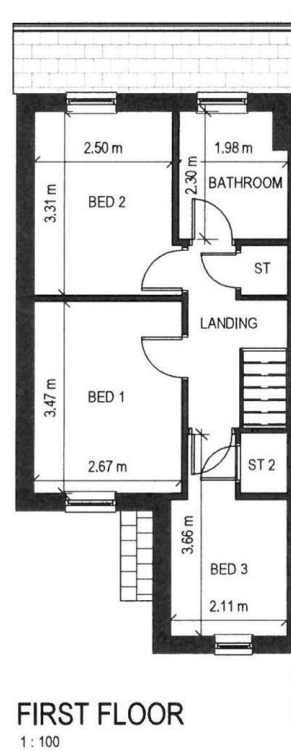
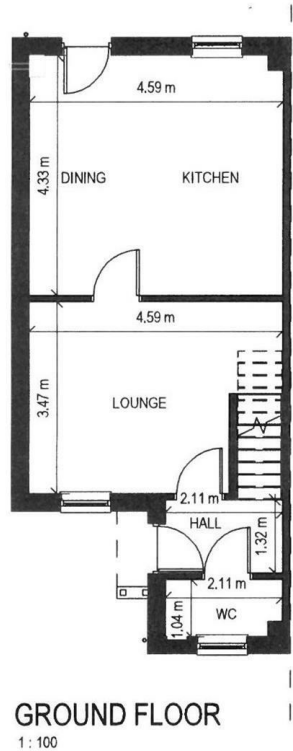
BRAND NEW THREE BEDROOM SEMI-DETACHED HOUSE \*\*\*LOCAL NEEDS  
RESTRICTIONS APPLY\*\*\*

Brades Meadow offers a range of three and four bedroomed homes in a highly sought-after setting in Montgomery, built to the highest current standards, all with generous gardens and private open space, each house will be built to 2018 building regulations, which in Wales ensures the added peace of mind of a fully automated fire suppression sprinkler system being fitted throughout each house, this in addition to excellent levels of noise reduction and thermal insulation, these houses are designed with you in mind to make sure enjoyment is maximised whilst cost of running is reduced as far as possible.

In every Walnut Squared home, we want you to feel comfortable and happy, so you will find our hand-built kitchens finished in modern colours, with selected Bosch or Zanussi appliances depending on which house style to select; ceramic tiling and subtle lighting to create the perfect mood. Each property is finished to the highest standards of craftsmanship, with chrome fittings to the bathrooms and Cloaks, Oak doors internally, and external lighting to the front and rear. All en-suites and bathrooms are tiled and fitted with thermostatic showers and chrome mixer taps with mains pressure hot water from an energy efficient heating system, all against modern Vitra sanitary ware. Every house has wardrobes in the master bedroom, and a BT and Sky / TV point to ensure you stay connected! From the tarmac driveway and slabbed pathways and rear patio, to the turfed front lawns, your home is ready for you to make your mark on it and enjoy living in Montgomery.



FLOOR PLANS



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Options – create your own style, if we can help, we will:

Dependant on when you purchase your home from Walnut Squared, it is possible to personalise further with a range of additional upgrade options.

Why not create an interior that reflects you and your family with a choice of tiling options and further paint colours? Additional LED lighting in the Kitchen, down lighters in the Bathroom or even extra garden lighting. It might even be possible to add in a wine chiller?!

Your Kitchen can be further enhanced and personalised with a range of units and work-surfaces, upgraded appliances and extra power sockets.

Storage units and wardrobes for the additional bedrooms might be what you want to make sure you keep your new home how you want it.

The perfect setting in the ancient and important county market town of Montgomery in Powys.

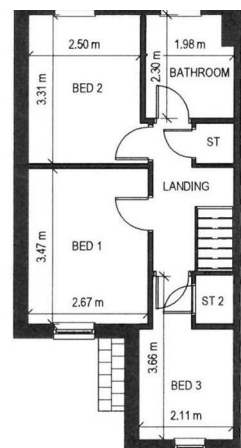
Montgomery Castle, dating back to 1223 sits high above the now Georgian and medieval town, which lies 1 mile from the border with Shropshire, with its county town of Shrewsbury only 19 miles away.

Montgomery was the setting for King Henry III to acknowledge the first Prince of Wales, it passing into English and Welsh hands numerous times since. The town has maintained its exceptional Georgian town square which hosts many events including local farmers markets on regular Saturdays. For a small town, it is very well serviced by a superb road network to Newtown and Welshpool in addition to Shrewsbury, it can boast a strong primary school, thriving medical practice, regular bus services, and numerous interesting independent shops, pubs, a hotel and even its own Michelin starred restaurant!

Brades Meadow is the last phase of a development of exceptional houses within Montgomery. The ten houses being built will enjoy the open views out across open countryside and up to the Castle; being at 'the end' of Mortimer Road has the added benefit of the quiet, which you can enjoy from your own home and garden or indeed to superbly well-tended public garden close by.

The stunning Shropshire and Marches countryside offers almost unlimited opportunities to explore many local woodlands, trails and footpaths, including the world-famous Offa's Dyke path.

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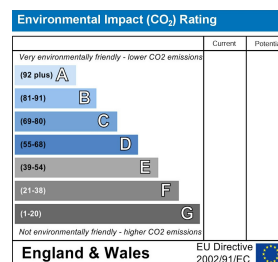
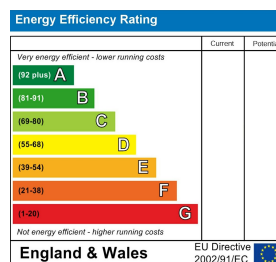




## HOW TO FIND THIS PROPERTY



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

### FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones