



Green Acres, Four Crosses

elan

The home you've been searching for



A home by Elan Homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living - it all starts here at Green Acres, Four Crosses.

Green Acres and Four Crosses

Sympathetically designed and constructed to blend perfectly with their idyllic surroundings, the Elan homes at Four Crosses give you the opportunity to live life a little slower in a delightful rural community that's far from the stresses of the city.

The surrounding countryside is breathtaking, with rural Shropshire to the east and the rising lands of the Welsh Marches to the west, and offers easy access to the Berwyn Mountains, Lake Vyrnwy and Bala Lake. Here, life is still lived as it has been for centuries, in tune with the seasons, at one with the land and at peace with the countryside. Yet this is far from an isolated location, with the A483 conveniently close, linking Four Crosses to Welshpool, Oswestry and beyond in just a few minutes drive.

Designed down to the last detail

We put great care and attention to detail into all the homes, to make them the perfect choice for you. With modern and stylish appliances, the best fixtures and fittings, as well as our optional design package means we can tailor-make your home just the way you want it.

The beauty of the borders

Four Crosses lies amidst some of the most beautiful countryside, enjoying all the peace and quiet and gentle pace of life that goes with it. Yet just 7 miles from Oswestry and 18 from Shrewsbury, there's plenty to keep you entertained when the mood takes you. Here's a quick guide to all the essentials, with everything you need to make you feel at home here from day one.

Going out

Four Crosses is such a small village community, there isn't even a village pub – but don't worry, you won't go thirsty! The area is packed with welcoming local hostelrys, all offering a range of fine ales and good food. Plus, of course, you can always venture out to Shrewsbury for a wide choice of pubs, restaurants and clubs. Here are a couple of local restaurants you might like to try:

Bengal Spices

Ashfield House, Llanymynech SY22 6ER
Tel: 01691 830170

Jugs

Llansantffraid SY22 6SU
Tel: 01691 828324

Sport and Leisure

The local countryside is almost a leisure centre in itself, with walking, climbing and much more on offer all round you. For a range of indoor sports, visit Oswestry Leisure Centre or the many facilities of Shrewsbury. Golfers can practice their swing at the nearby Llanymynech Golf Club.

Shopping

For all those little essentials, the Spar shop in Llandysilio will prove a regular lifesaver, while Oswestry hosts the biggest weekly market in Shropshire, with a farmers market, held on the last Friday of the month. For a weekend shopping trip, the Darwin and Pride Hill Centres in Shrewsbury have all the big names plus a wide selection of speciality shops.

Something Different

For a day out with a difference, visit Park Hall Countryside Experience, a 130 acre Victorian farm, which features animals large and small. Alternatively, the area's turbulent history has left it scattered with fascinating castles to explore.

Transport

Four Crosses lies close to the A483 linking directly to Oswestry and Welshpool, with regular busses to both towns. Shrewsbury, just 18 miles away, offers coach and rail connections across the country.

Healthcare

Dentist - Haigh & Thomas Dental Surgeons
3 Lower Brook St, Oswestry SY11 2HG
Tel: 01691 653074

Doctor - Four Crosses Medical Centre
Four Crosses Business Park,
Llanymynech SY22 6ST
Tel: 01691 839900



Green Acres

Parc Hafod, Four Crosses, Powys SY22 6NZ

Call/Fax 01691 831379



IMPORTANT NOTICE:

Elan Homes, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate and are taken at widest and longest distances. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Elan Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. We use reasonable efforts to obtain data from reliable sources and to keep the content as accurate as possible. However, we have no practical means to verify the accuracy of the information and therefore it may contain errors and omissions, and some of it could be out of date since the printing of this leaflet. Therefore Elan Homes does not endorse or represent the accuracy, truthfulness or reliability of any information provided within this leaflet. The content is only for general information and use and is not intended to address your particular requirements or considered to be a recommendation of any kind. You should not rely on this information in making any specific decisions, especially when considering moving home.

April 2009 (22112)

Elan Homes - Northern

Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire CH65 9HQ

Call 0845 481 8801 Fax 0845 481 8802

Email: enquiries@elan-homes.co.uk elan-homes.co.uk



elan
HOMES



Specification

Specification

Baronial
Regency
Lifestyle
Imperial
Sovereign

Kitchen

Choice of quality fitted kitchen	✓	✓	✓	✓	✓
Built-in stainless steel single electric oven	✓	✓	✓	X	X
Built-in stainless steel double electric oven	X	X	X	✓	✓
Integrated microwave	X	X	X	✓	X
Gas hob in stainless steel	✓	✓	✓	✓	✓
Chimney style cooker hood in stainless steel	X	✓	✓	✓	✓
Integrated extractor	✓	X	X	X	X
Integrated dishwasher	X	X	✓	✓	✓
Integrated fridge freezer	X	X	X	✓	✓
Plumbing for washing machine	✓	✓	✓	✓	✓
Sink in stainless steel - 1 bowl	✓	X	X	X	X
Sink in stainless steel - 1½ bowl	X	✓	X	X	✓
Sink in stainless steel - round bowl and drainer	X	X	✓	✓	X
Floor tiling to kitchen	E	E	E	✓	✓
Floor tiling to utility	E	E	E	✓	E
Pelmet lighting to kitchen	X	X	✓	✓	X
Worktop to have laminated upstands	✓	✓	✓	✓	✓

Bathroom and En-suite

Choice of wall tiling to bathrooms	✓	✓	✓	✓	✓
Contemporary white bathroom suites	✓	✓	✓	✓	✓
Contemporary chrome bathroom taps	✓	✓	✓	✓	✓
Thermostatically controlled shower (selected house types only)	X	C	✓	✓	✓
En-suite to master bedroom (selected house types only)	X	C	✓	✓	✓
Downstairs cloakroom	✓	✓	✓	✓	✓
Vanity unit with mirrors to main bathroom (where design allows)	X	X	✓	✓	✓

General

White painted interior doors with chrome furniture	✓	✓	✓	✓	✓
Walls finished in magnolia	✓	✓	✓	✓	✓
Coving to specified rooms	E	✓	E	✓	✓
Smooth finish to all ceilings	✓	✓	✓	✓	✓
External cold water tap	X	E	X	✓	✓
Turfing or landscaping to front gardens only (where applicable)	✓	✓	✓	✓	✓

Electrical

Recessed spotlights to specified rooms	X	✓	✓	✓	✓
TV point to lounge	✓	✓	✓	✓	✓
TV point to master bedroom	E	✓	✓	✓	✓
Telephone point lounge/hall	✓	✓	✓	✓	✓
Shaver socket to en-suite	X	✓	✓	✓	✓
PVCu low maintenance fascia boards	✓	✓	✓	✓	✓

Energy Saving Features

PVCu double-glazed sealed units to all windows	✓	✓	✓	✓	✓
Adjustable ventilators to windows	✓	✓	✓	✓	✓
Gas Central Heating	✓	✓	✓	✓	✓

Safety and Security

High security patio/French doors (where applicable)	✓	✓	✓	✓	✓
Lockable handles to windows (where applicable)	✓	✓	✓	✓	✓
Interconnected smoke detectors	✓	✓	✓	✓	✓
Electronic burglar alarm system 24 hour customer care (2 years)	X	E	✓	✓	✓
Peace of mind with 10 year NHBC Warranty	✓	✓	✓	✓	✓

Key

✓ Standard

X Not available

E Extra subject to house type and build stage

C Please check with your Sales Executive

Please liaise with Sales Executive to confirm specification range of your preferred property. Purchasers must check their individual specifications prior to making a reservation.

Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications, as necessary and without notice. This does not constitute or form any part of a contract or sale.