



**PLOT 54 THE DRUMMOND, THE MOUNTS, OFF
HAROLDGATE, WHITCHURCH, SHROPSHIRE, SY13 4HN**
£310,000



Ground Floor

Sitting	3850 x 4671 mm	12'8" x 15'4"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2869 x 1770 mm	9'5" x 5'9"
WC	1490 x 1575 mm	4'11" x 5'2"



First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
En suite	1511 x 2315 mm	4'11" x 7'7"
Bedroom 2	3251 x 4088 mm	10'8" x 13'5"
Bedroom 3	3858 x 3525 mm	12'8" x 11'7"
Bedroom 4	3611 x 2665 mm	12'0" x 8'9"
Bath	1886 x 2846 mm	6'2" x 9'4"

Key

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
◁ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	↔ Dimension location

BRIEF DESCRIPTION

EXCITING NEW DEVELOPMENT, THE MOUNTS, WHITCHURCH BY DAVID WILSON HOMES.

"This four bedroom family home is perfect for modern living. An airy sitting room with bay window provides a great space for all the family, while a well proportioned kitchen offers a dining and family area, adjoining utility room and a glazed bay that opens onto the rear garden. The master bedroom with en suite shower room makes a relaxing haven on the first floor; where three further double bedrooms and a generous family bathroom with separate shower accompany it. This house also comes with an integral garage." David Wilson Homes. PLEASE CALL OUR OFFICE FOR THE FULL SALES BROCHURE AND TO SPEAK TO OUR SALES ADVISOR

LOCATION

The property stands in a desirable location just off the Tarporley Road and is about half a mile to the town centre. The historic North Shropshire market town of Whitchurch offers facilities for daily requirements. The larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 25 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor

VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

DISCLAIMER PROPERTY DETAILS

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. The measurements given are approximate. Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet and flooring sizes, appliance spaces or items of furniture. Individual features such as windows, brick and other materials' colours may vary. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering regulations all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

DIRECTIONS

From the centre of Whitchurch travel towards Tarporley and the turning to Haroldgate will be found a short distance after the roundabout on the left hand side. Follow this road into The Mounts.

METHOD OF SALE

For Sale by Private Treaty.

WH20410 271017

