



**PLOT 53, OULTON, THE MOUNTS, OFF HAROLDGATE,  
WHITCHURCH, SHROPSHIRE, SY13 4HN**  
£400,000



**Ground Floor**

Sitting  
Kitchen/Dining/Family  
Utility  
WC

5102 x 4209 mm 16'9" x 13'10"  
8678 x 3118 mm 28'6" x 10'3"  
2113 x 1761 mm 6'11" x 5'9"  
1920 x 1560 mm 6'3" x 4'11"



**First Floor**

Bedroom 1  
En suite  
Bedroom 2  
En suite  
Bedroom 3  
Bedroom 4  
Study/Bedroom 5  
Bath

4876 x 3732 mm 16'0" x 12'3"  
3280 x 2081 mm 10'9" x 6'10"  
4263 x 3222 mm 14'0" x 10'7"  
2329 x 1706 mm 7'7" x 5'6"  
4511 x 3129 mm 14'10" x 10'3"  
3589 x 2934 mm 11'9" x 9'8"  
2362 x 2069 mm 8'5" x 6'9"  
2989 x 2249 mm 9'10" x 7'4"

\* Overall floor dimension includes lowered ceiling areas.

## BRIEF DESCRIPTION

A superb new build five bedroom detached house set on an exciting new development on the edge of town. This spacious property is built to a very high standard throughout and includes Two Reception Rooms, fantastic Kitchen/Diner/Family Room with adjoining Utility Room, Cloakroom, Five Bedrooms, Two En Suites and a Family Bathroom. This home comes with an integral double garage.

## 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

## ENERGY PERFORMANCE

The EPC rating is TBC. The full energy performance certificate (EPC) is available for this property upon request.

## 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.

## 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. Image of similar house type, 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.

## 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.

## 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

## 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.

## METHOD OF SALE

For Sale by Private Treaty.



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