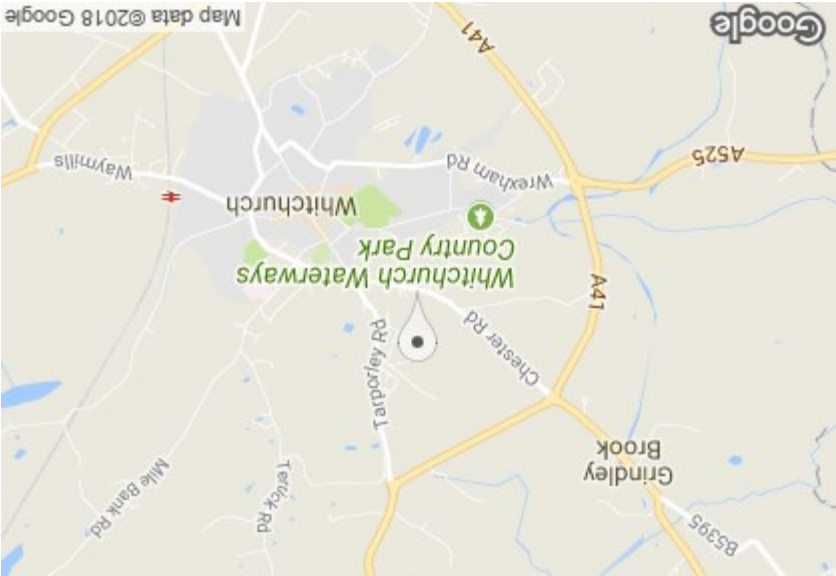


Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.

#### IMPORTANT NOTICE:



**The Beeches Chester Road**  
**Whitchurch, SY13 1NB**  
Offers In The Region Of £495,000





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**Description**  
The Caldecott - We are delighted to offer to the market this exclusive and select development of luxury new homes situated on the edge of this sought after North market town which offers excellent links to the County Town of Shrewsbury, Telford Crewe and Chester. Affording spacious and versatile accommodation being finished to a high standard of specification by reputable local family builders Shingler Homes.

**Location**



- High Energy efficiency, Central Heating and Double Glazing
- Reception Hall with Cloakroom
- Impressive Through Lounge with feature fireplace
- Separate Dining Room or Study
- Fabulous open plan Living/Dining Kitchen
- Contemporary fitted Kitchen with range of appliances
- Master Bedroom and Guest Bedroom both with en suites
- Two further Double Bedrooms
- Family Bathroom
- Double Garage, Parking and Gardens

**EPC Rating**