

Superb, Brand New Detached Property

EV Charging Point & Single Garage

Walking Distance To Town Centres Shops & Amenities

Study, Lounge & Open Plan Dining Kitchen

4 Bedrooms, En-suite & Family Bathroom

Desirable Location, No Chain

Plot 24 Foundry Point (3 Rylands Drive)

Waymills, Whitchurch SY13 1FS

£447,500



The Shawbury is a beautiful four-bedroom detached home, situated within walking distance to Whitchurch Town Centre's comprehensive range of shops, restaurants and amenities as well as nearby schooling and train station for the daily commuter.

On entering the property, you are greeted by a large hallway that leads to all of the ground floor rooms. The spacious living room features a stunning bay window and the 'L' shaped open-plan kitchen/dining room benefits from a versatile layout with beautiful sky lights over the dining area. Downstairs also benefits from a study, utility room, WC and cupboard, providing ample storage space.

The first floor comprises of four generously sized bedrooms and a family bathroom. Bedrooms one, two and three include built-in wardrobes, whilst bedrooms one also includes an en-suite shower.

The Shawbury comes with a large driveway and single garage to the side of the property.

Shropshire Homes have a Shawbury Show Home at Foundry Point, if you would like to view this property please contact AJ Reid Estate Agents.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



About The Development

Foundry Point a beautiful development featuring eleven house types consisting of two & three bedroom terraced and semi-detached homes, and three & four bedroom detached properties from Shropshire Homes' Legacy and Classic Collections. The homes are designed with modern individuals, couples and families at the forefront of our designer's mind.

Location

Sat on the edge of Whitchurch, Shropshire's most historic market town, Foundry Point benefits from being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. Foundry Point is perfectly situated on the edge of the Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away, Foundry Point offers the best of both worlds. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Entrance Hallway

Guest WC

Living Room 14' 2" x 12' 7" (4.31m x 3.83m)

Study 8' 6" x 6' 11" (2.59m x 2.11m)

Open Plan Kitchen 10' 9" x 19' 4" (3.27m x 5.89m)

Dining/Family Room 10' 2" x 13' 2" (3.10m x 4.01m)

Utility Room

Bedroom One 12' 7" x 11' 10" (3.83m x 3.60m)

Bedroom One En Suite

Bedroom Two 14' 3" x 10' 2" (4.34m x 3.10m)

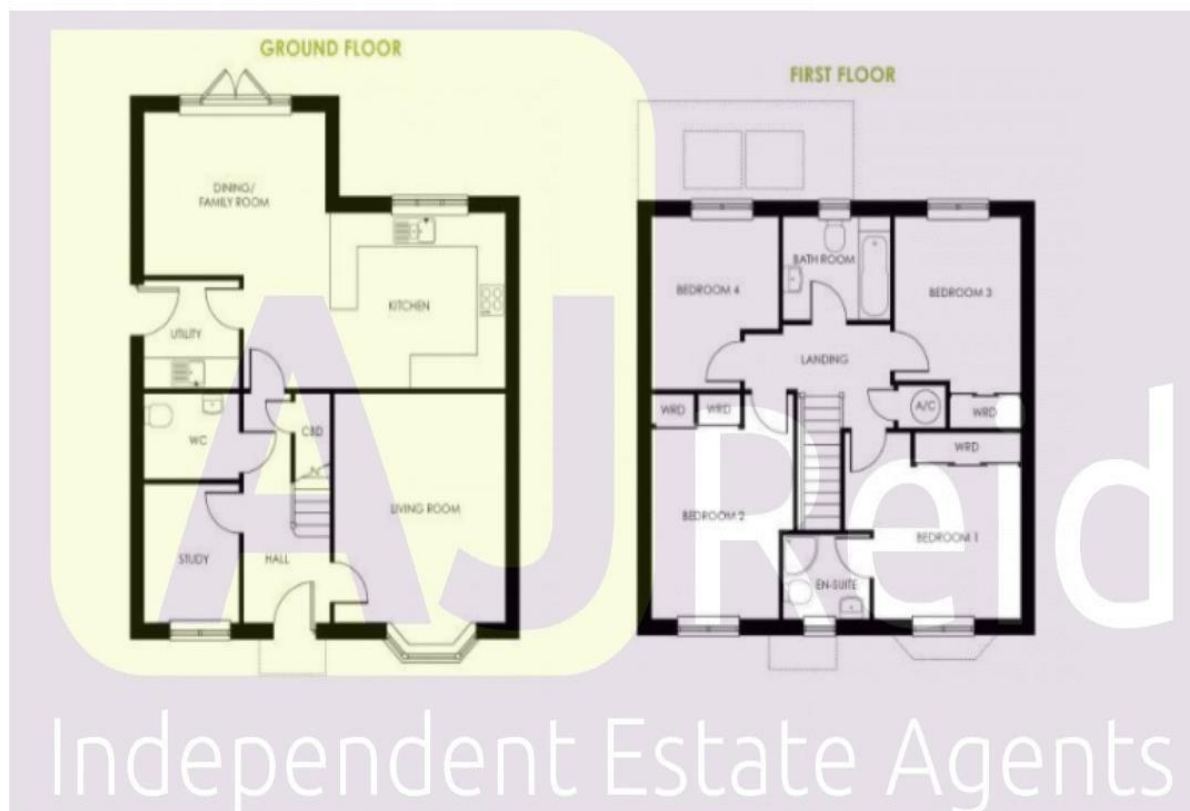
Bedroom Three 13' 3" x 9' 0" (4.04m x 2.74m)

Bedroom Four 10' 10" x 9' 2" (3.30m x 2.79m)

Family Bathroom

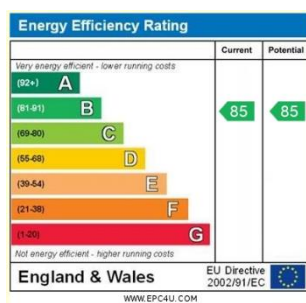
First Floor Landing

Outside Space



Directions: From High Street, Whitchurch, proceed straight on at the mini roundabout by St. Alkmunds Church into Bargates and continue down to the next mini roundabout, turning right into London Road and leading into Brownlow Street. At the traffic lights take the second left into Station Road, proceeding past the railway station, under the bridge, straight on at the traffic lights and turn second left onto the development.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

