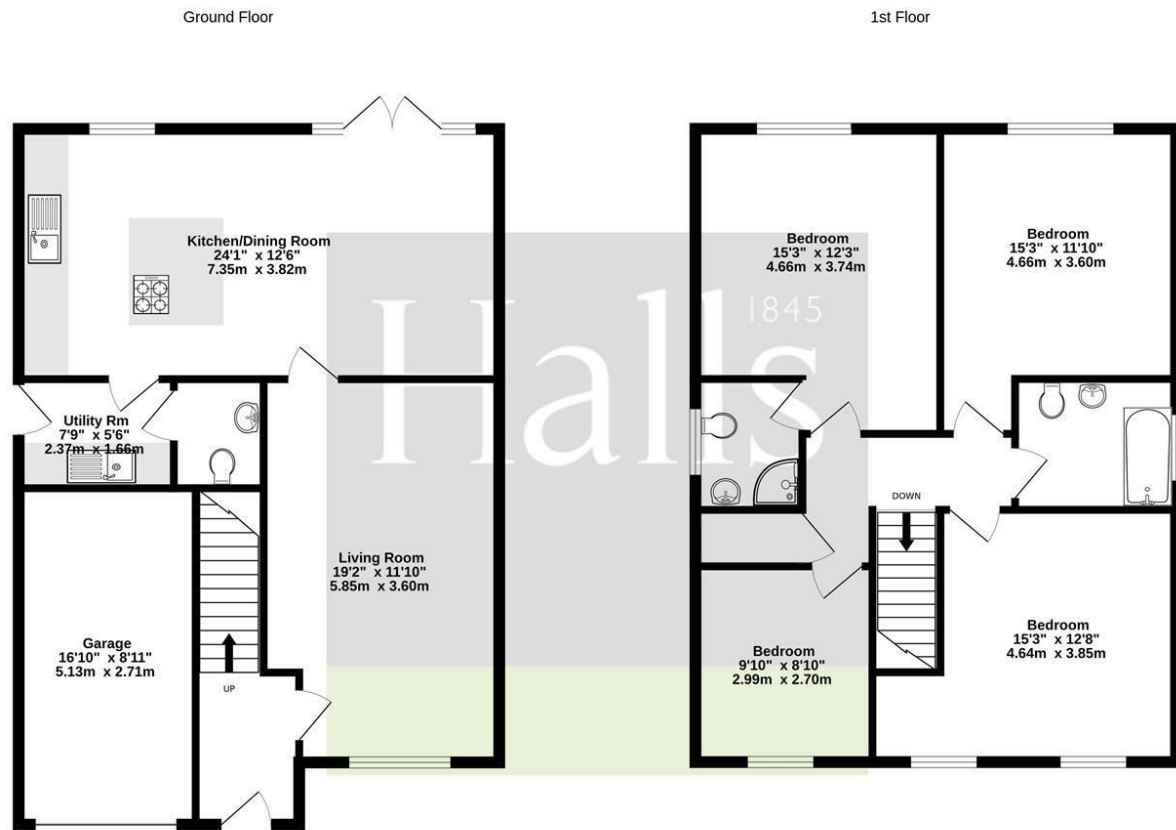


FOR SALE

Plot 13 Whittington Grange, Gobowen, Nr Oswestry, SY11 3JJ



TOTAL FLOOR AREA : 1607sq.ft. (149.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

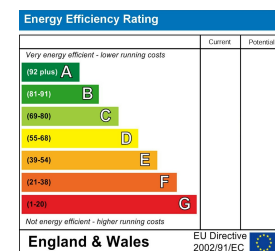
Guide Price £365,000

Plot 13 Whittington Grange, Gobowen, Nr Oswestry, SY11 3JJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC

(Plot 13)

An architect designed four bedroom detached family house within a small and select new development situated in a sought after location on the outskirts of Gobowen, perfectly positioned for commuters north and south.






01691 622 602

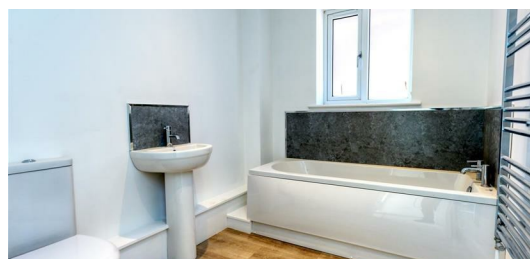
Ellesmere Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
 E: ellesmere@hallsgb.com



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Oswestry (2.5 miles), Ellesmere (7 miles), Shrewsbury (17 miles).
(All distances approximate)

 1 Reception Room/s
 4 Bedroom/s
 2 Bath/Shower Room/s



- High quality development
- Modern layout inc. 4 bedrooms
- Around 1500 sqft
- Private parking and gardens
- Integral single garage
- Popular edge of village location

The garden areas will be cleared, cultivated and top soiled allowing a purchaser the possibility of landscaping to their own tastes and preferences.

The sale of Plot 13, Whittington Grange, does, therefore, provide an excellent opportunity for purchasers to acquire a newly constructed architect designed family home in this particularly pleasant edge of village location.

N.B.
Whittington Grange Phase 1 is constructed and occupied. Phase 2 (which plot 13 is a part of) is now constructed and ready for occupation. Phase 3, the final phase, is due to commence shortly.

SITUATION
Whittington Grange is situated between the villages of Gobowen and Whittington, both of which have a range of local shopping, recreational and educational facilities to serve most day-to-day needs. Gobowen also benefits from a mainline railway station. The larger centres, also, of Oswestry (2.5 miles), Ellesmere (7 miles) and the county towns of Shrewsbury (17 miles) and Chester (25 miles), are also all within easy motoring distance and offer a more comprehensive range of amenities of all kinds.

DESCRIPTION
Halls are delighted with instructions to offer Plot 13, Whittington Grange, Gobowen, near Oswestry, for sale by private treaty.

Plot 13 is an architect designed four bedroom detached family house within a small and select high quality new development, situated a short distance from the popular village of Gobowen and within a short commute (1.1 miles) to the A5 trunk road providing easy access north and south.

The internal accommodation, which has been designed to provide a family friendly and sociable living space, provides, on the ground floor, a Reception Hall, Kitchen/Dining Room, Living Room, Utility Room and downstairs Cloakroom together with four first floor Bedrooms (Bedroom 1 with Ensuite) and a Family Bathroom. The property will have the benefit of double glazed windows and doors throughout, an Air Source heating system and a Q Assure Build Ltd warranty.

Outside, the property is approached over a double width tarmac drive providing ample car parking space leading to an integral single garage,

GROUND FLOOR
-Reception Hall
-Cloakroom
-Living room: 5.85m x 3.6m (with staircase to first floor)
-Open plan Kitchen/Dining Room: 7.35m x 3.82m Fully fitted kitchen including a 1.5 bowl stainless steel sink unit (H&C) with swan neck mixer tap, roll topped work surface areas, base units incorporating cupboards and drawers, integrated Lamona appliances including a dishwasher, hob unit with extractor hood over, oven below, fridge and freezer, matching eye level cupboards, central breakfast island with roll topped work surface area, base units below incorporating cupboards and drawers.
The Dining area is spacious and includes double opening fully glazed doors leading out to the rear gardens.
- Utility Room: 2.37m x 1.66m
- Cloakroom

FIRST FLOOR
Landing Area - inspection hatch to roof space, door in to the Airing Cupboard housing the hot water cylinder.
-Bedroom 1: 4.66m x 3.74m
-En-Suite Shower Room
-Bedroom 2: 4.66m x 3.6m
-Bedroom 3: 4.64m x 3.85m
-Family Bathroom
- Bedroom 4: 2.99m x 2.7m
Please note: measurements have been provided by the developer and should be treated as approximate measurements only.

OUTSIDE
Outside, the property is approached over a double width tarmac drive providing ample car parking space leading to an integral single garage,

SINGLE GARAGE
16'9" x 8'10" (5.13m x 2.71m)
There is a QUBEV Smart electric car charging point on the side of the garage.

GARDENS
The gardens include a lawned front garden with paved pathway leading to the front entrance door.

There is a paved patio area leading to an area which will be cleared, cultivated and top soiled allowing a purchaser the possibility of landscaping to their own tastes and preferences. There is an outside tap at the side of the property.

RESERVATION PROCESS
A reservation fee of £2000.00 (to be held by Quatrefoil Homes) will be required on an agreement of an offer to reserve the property. An exchange of contracts will need to take place within 8 weeks of the issue of the draft contract with a completion date to be confirmed. However, should the purchasers not proceed to an exchange of contracts within the required timescale, Quatrefoil Homes reserve the right to re-market the property and return the reservation fee to the purchaser's with an amount deducted to cover aborted legal fees (maximum amount to be retained is £750, plus VAT).

SERVICES
We understand that the property has the benefit of mains water, electricity and drainage. We are informed that the property is situated in an area capable of receiving ultra fast broadband.

TENURE
The property is said to be of freehold tenure and the vacant possession will be given on completion of the purchase.

MANAGEMENT CHARGE
We are advised that a management charge in the region of £250 per year is due to cover the maintenance of the communal areas.

LOCAL AUTHORITY & COUNCIL TAX
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND.