



Foxglove Way | Rudheath | CW9 7XS

EDWARD  
**mellor**





## Features

- WITH NO FORWARD CHAIN
- A well appointed 3 bed 2 bath detached house
- Stunning open plan kitchen/diner
- Great corner plot with garage and gardens
- Cul de sac with delightful open front aspect

With no onward chain and vacant possession, this stylish property is ready when you are - whether you are upsizing, downsizing or buying your first detached. This three bedroom, 2 bath detached house sits on a generous corner plot with its own

detached garage and attractive gardens. Inside a welcoming entrance hall with a useful cloakroom facility leads to a bright and inviting lounge, while the open plan dining kitchen has integrated appliances and is perfect for family use and entertaining. The

master bedroom has its own en suite, and two more bedrooms offer flexibility for guests, children or home office. All technology has been used to help buyers by showing furniture.





The property is well situated on an excellent corner plot enjoying a lovely open front aspect. Just a short walk away is a Spar convenience store. A one minute drive gives access to the A556 bypass which connects directly to the M6 5 miles and the M56 10 miles leading to several commercial centres in the north west. The property is superbly placed for the towns of Northwich 2 miles and Knutsford 6.5 miles which both offer outstanding shopping and leisure facilities. For delightful countryside there are many local attractions nearby including Marbury Country Park 6 miles, Anderton Nature Reserve 6.5 miles, Tatton Park Knutsford 7 miles and Delamere Forest 10 miles. Locally there are schools for all age groups and the highly rated Sir John Deane's College 3 miles.

**SERVICES:** All main services are connected. **TENURE:** The property is Leasehold with 990 years remaining on the lease. Ground rent is £250 per annum : Service charge £250 per annum. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS** Cheshire West And Chester Council Tax Band D- Energy Efficiency Rating Band B

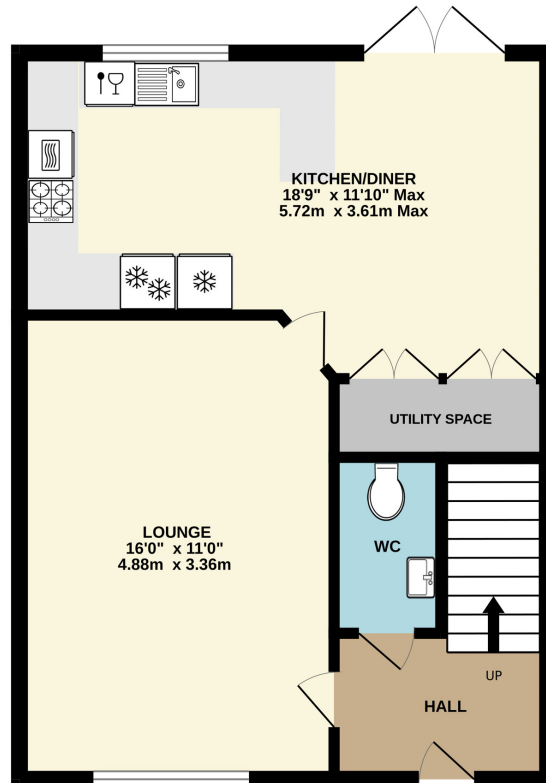




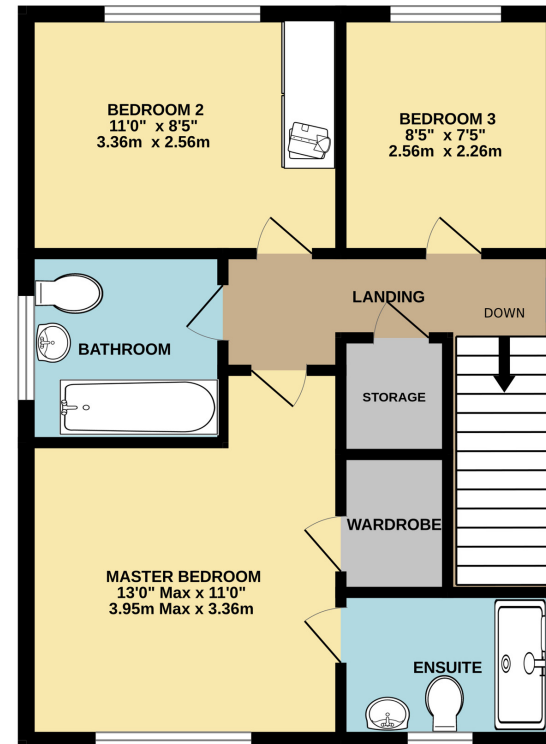
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



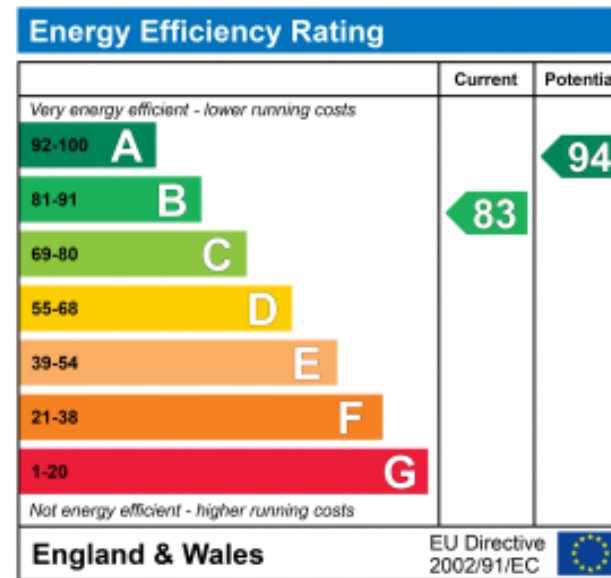
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Important Information

- Council Tax Band: D
- Tenure: Leasehold
- Years Remaining on the Lease : 989 Years

## EPC Rating



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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*