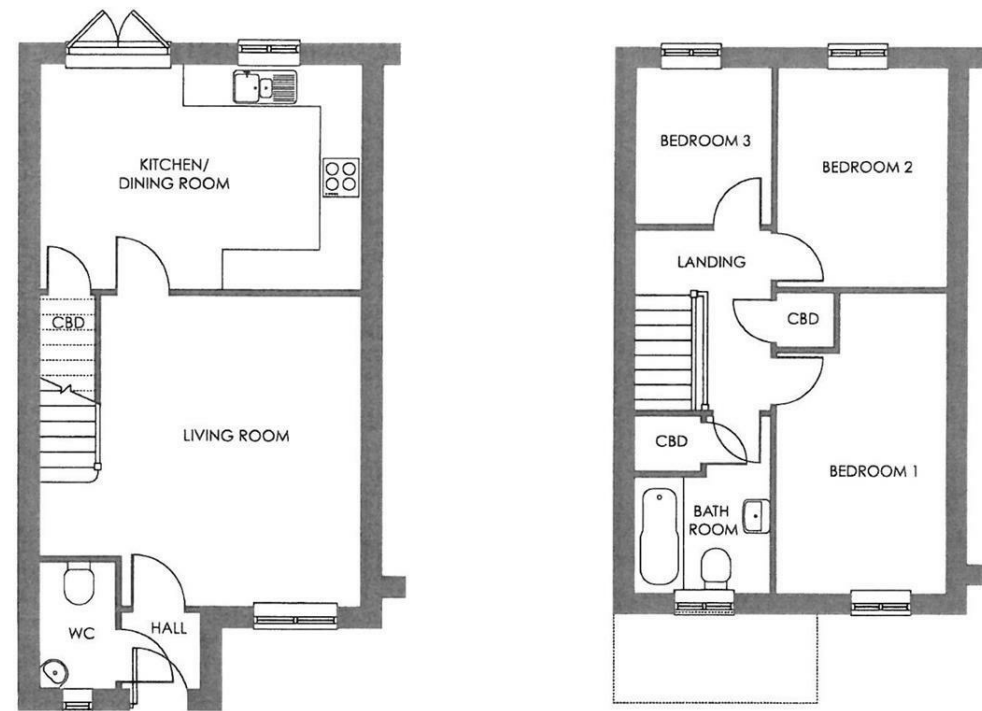


FOR SALE

Plot 52 The Berwick, Foundry Point, Whitchurch, Shropshire, SY13 1PB



FOR SALE

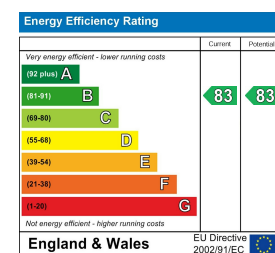
Fixed Asking Price £239,950

Plot 52 The Berwick, Foundry Point, Whitchurch, Shropshire, SY13 1PB

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



A great opportunity to acquire a BRAND NEW property built by Shropshire Homes. The property comprises entrance hall, cloaks with W.C, living room, modern kitchen with integrated appliances, 3 bedrooms and bathroom. It has parking, gardens, central heating and has an EPC of B and it measures 832 ft2.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Whitchurch Town Centre 1/2 mile, Railway station 250 metres, Nantwich 12 miles, Shrewsbury 20 miles, Chester 20 miles.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



BERWICK THREE-BEDROOMS 832sqft

GROUND FLOOR	FIRST FLOOR
Kitchen 15'4" x 11'3" 4680mm x 3420mm	Bedroom One 14'11" x 8'6" 4540mm x 2578mm
Living/Dining Room 15'4" x 14'7" 4680mm x 4453mm	Bedroom Two 10'11" x 8'6" 3333mm x 2577mm
	Bedroom Three 7'10" x 8'8" 2375mm x 2023mm

PLOTS: 1, 42, 52



- Brand New Semi Detached House
- 10 Yr NHBC Warranty
- Finished to a High Specification
- Allocated Parking / Drive
- Front & Rear Gardens
- Hall, Lounge, Dining Kitchen
- 3 Bedrooms, Family Bathroom
- Available Summer 2024

Foundry Point

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.

The Developer

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty-three years.

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.

The Berwick

The Berwick is a popular three-bedroom home from Shropshire Homes' Legacy Collection. On entering the home, you are greeted by a hallway that leads in to the spacious living room and onto the open-plan kitchen/dining room, featuring French doors leading out to the private garden. The ground floor also benefits from an understairs cupboard and WC.

The first floor presents three bedrooms, with bedroom one and two offering a large layout, and bedroom three perfect for a study, dressing room or children's bedroom. Upstairs also includes two ample-sized cupboards, perfect for your storage needs, and a large family bathroom.

The Berwick comes with a large driveway for two cars either to the side or front of the property.

Please note: the pictures shown are not specific to plots on Foundry Point, and different fixtures are available.

Key Features

- NHBC 10-year Buildmark warranty
- UPVC windows
- EPC Rating of B
- Choice of kitchen units with laminate worktops or upgrades to quartz available
- Integrated oven and hob
- Contemporary white bathrooms
- Choice of wall and floor tiles, with upgrades available
- Sliding door wardrobes available
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

Accommodation Comprises

Front Entrance door opens into hallway.

Entrance Hall

Cloakroom

Living Room

15'4 x 14'7 (4.67m x 4.45m)

Kitchen / Dining Room

15'4 x 11'3 (4.67m x 3.43m)

1st Floor Landing

Stairs ascend from the living room to the 1st floor landing where there is a store cupboard.

Bedroom One

14'11 x 8'6 (4.55m x 2.59m)

Bedroom Two

10'11 x 8'6 (3.33m x 2.59m)

Bedroom Three

7'10 x 8'6 (2.39m x 2.59m)

Bathroom

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1472 010524 (Draft Details)

Directions

What 3 Words: hillsides.doormat.view

Council Tax - Shropshire

For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.