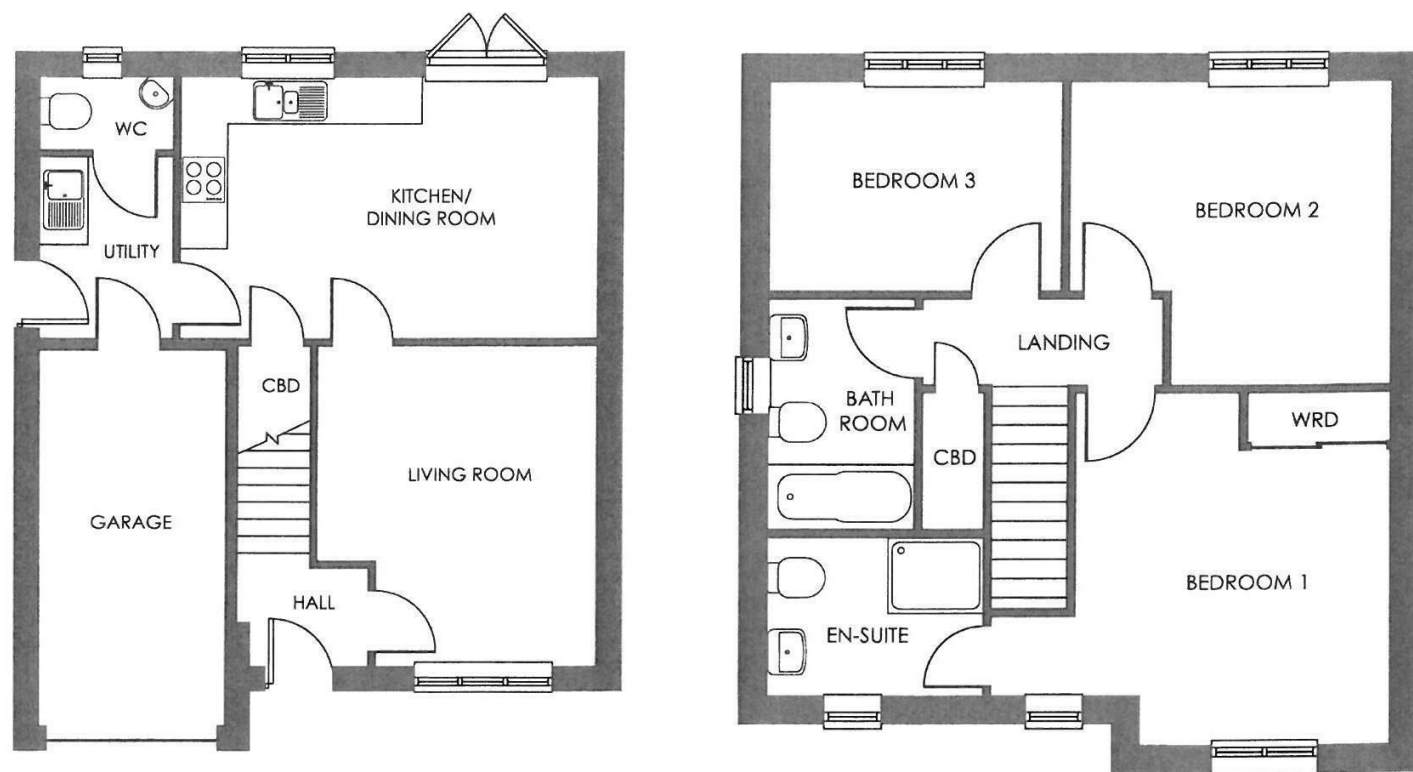


FOR SALE

Plot 45 The Earlsdale 18 Foundry Point, Whitchurch, Shropshire, SY13 1PB



FOR SALE

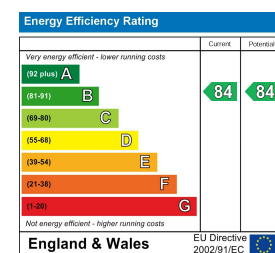
Fixed Asking Price £334,950

Plot 45 The Earlsdale 18 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. The property measures 1,054 ft2.



01948 663 230

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



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



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Brand New Detached House
- 10 Year NHBC Warranty
- Finished to a High Specification
- Large Driveway for At Least Two Cars
- Front & Rear Gardens
- Hall, Lounge, Kitchen/ Dining Room , Utility
- 3 Bedrooms, Family Bathroom
- Master Bedroom with En-Suite

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 Earlsdale

The Earlsdale is a magnificent three-bedroom detached home from our Legacy Collection. As you enter, you're greeted by a welcoming hallway that leads seamlessly into the spacious living room. The open-plan kitchen/dining room provides an ideal setting for enjoying meals with family and friends, featuring French doors that lead out to the private garden. Downstairs also benefits from a utility, WC and cupboard space.

Heading upstairs, Bedroom one comes complete with built-in wardrobes and an en-suite bathroom. The remaining two bedrooms offer flexibility, whether as additional bedrooms, a home office, or a hobby room. The Earlsdale's upstairs is completed by a well-appointed family bathroom.

The Earlsdale also offers a large driveway for at least two cars and an integral single garage.

Plot 29 also includes an Air Source Heat Pump, creating a greener home and better energy efficiency.

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

13'8" x 11'11" (4.17m" x 3.63m")

Kitchen/ Dining Room

18'1" x 11'3" (5.51m" x 3.43m")

Utility

1st Floor Landing

Bedroom One

13'6" x 12'2" (4.11m" x 3.71m")

En-Suite

Bedroom Two

12'5" x 11'7" (3.78m" x 3.53m")

Bedroom Three

11'2" x 8'1" (3.40m" x 2.46m")

Integral Garage

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](https://www.rightmove.co.uk) & [Onthemarket.com](https://www.onthemarket.com)
WH1477 01052024(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.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.