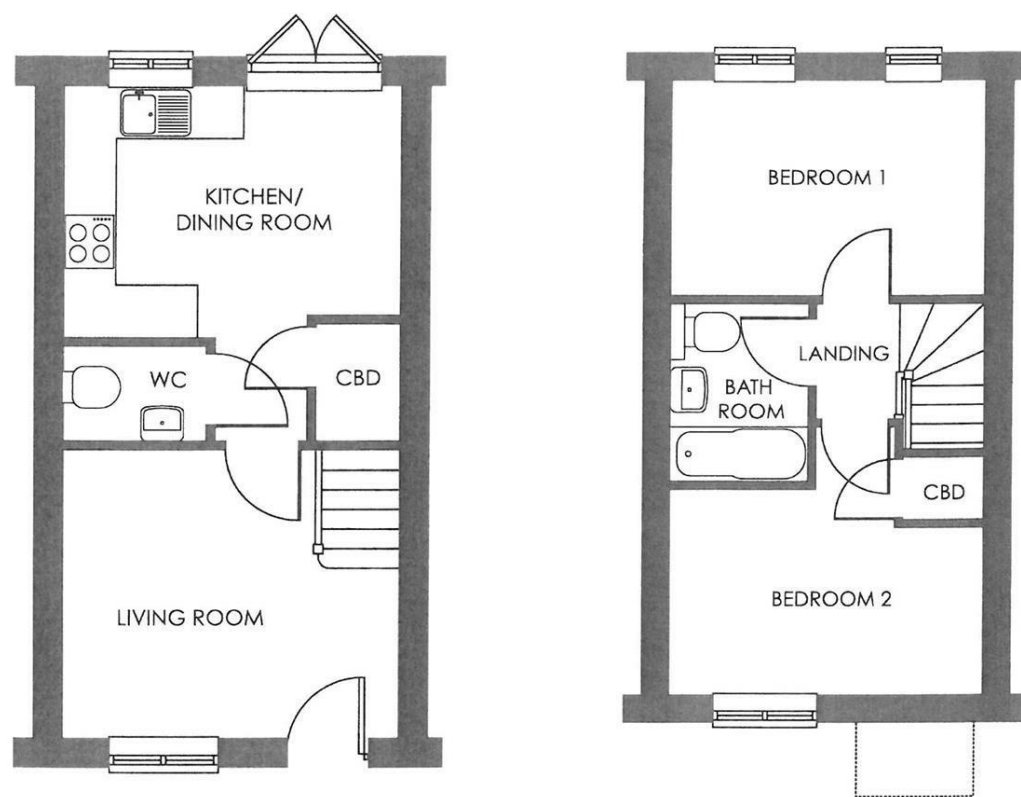


FOR SALE

Plot 9 The Belgrave, Foundry Point, Whitchurch, Shropshire, SY13 1PB



FOR SALE

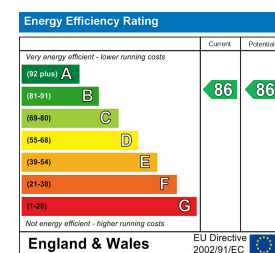
Fixed Asking Price £212,000

Plot 9 The Belgrave, 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

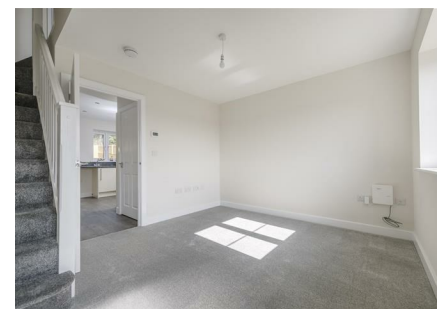


A great opportunity to acquire a BRAND NEW property built by Shropshire Homes. The property comprises entrance hall, cloaks with W.C, living room, modern kitchen with integrated appliances, 3 bedrooms and bathroom. It has parking, gardens, central heating and has an EPC of B and it measures 614 ft 2.



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 any agent 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



2 Bedroom/s



1 Bath/Shower Room/s



- Brand New Semi-Detached House
- 10 Year NHBC Warranty
- Finished to a High Specification
- Allocated Parking & Drive
- Front & Rear Gardens
- Living Room & Kitchen / Dining Room
- 2 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 Belgrave

The Belgrave presents an attractive layout, offering a spacious living room to the front of the property, following on to the open-plan kitchen/dining room, featuring beautiful French doors leading out to the private garden. The ground floor benefits from an ample storage cupboard and a WC.

The first floor boasts two generously sized bedrooms with a well-proportioned bathroom. Bedroom two also includes a built-in cupboard to suit your storage needs.

The Belgrave also offers a driveway for private parking.

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

12'6" x 10'10" (3.81m" x 3.30m")

#### Kitchen/ Dining Room

12'6" x 8'7" (3.81m" x 2.62m")

#### 1st Floor Landing

#### Bedroom One

12'6" x 8'7" (3.81m" x 2.62m")

#### Bedroom Two

12'6" x 8'3" (3.81m" x 2.51m")

#### Bathroom

#### 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](http://rightmove.co.uk) & [Onthemarket.com](http://onthemarket.com)  
WH1526 31072024

#### Directions

What 3 Words: hillsides.doormat.view

#### Council Tax- Shropshire

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

#### Services

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.