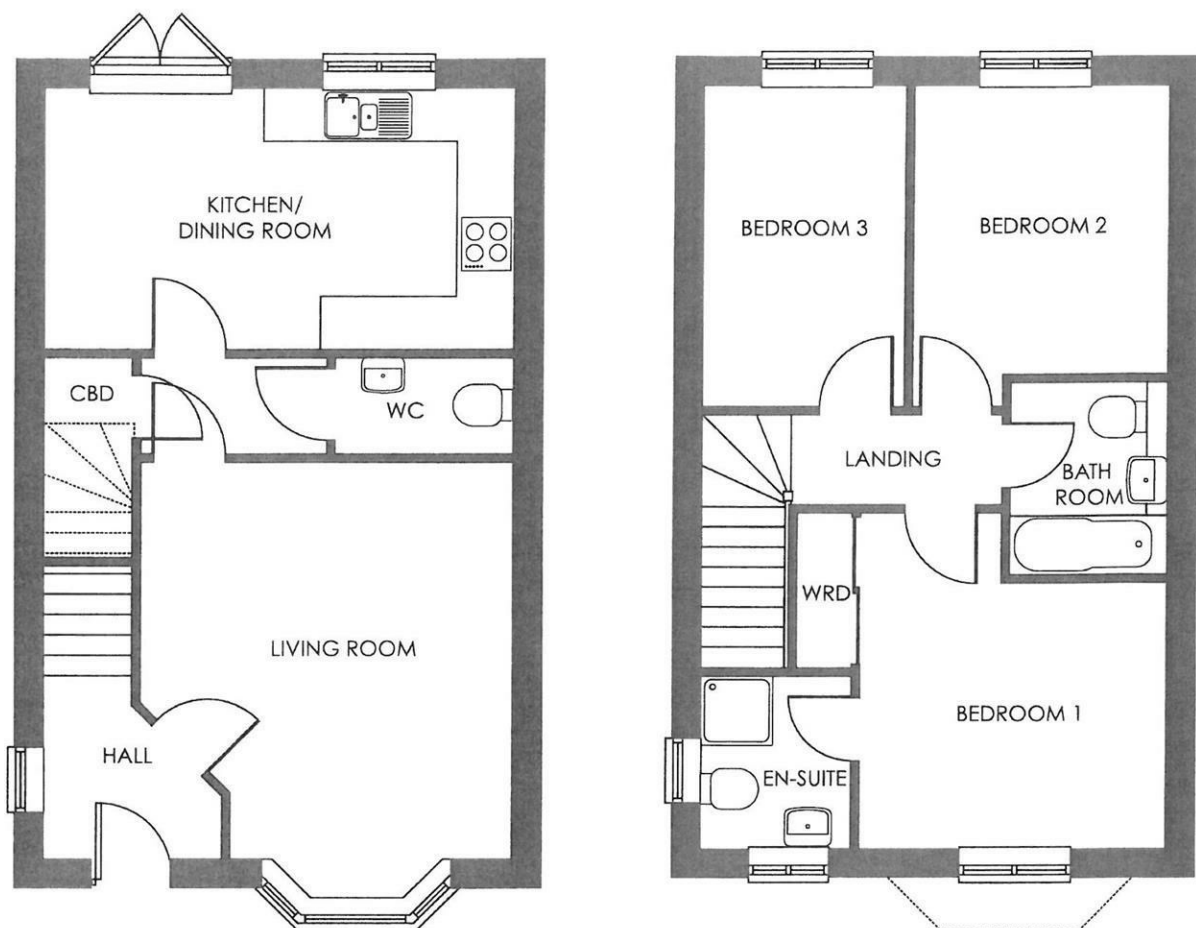


FOR SALE

Plot 7 The Wenlock, Foundry Point, Whitchurch, Shropshire, SY13 1PB



FOR SALE

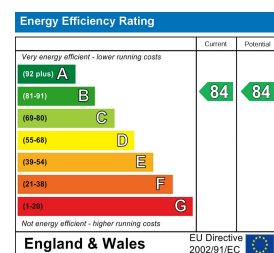
Fixed Asking Price £265,000

Plot 7 The Wenlock, 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 measures 949 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.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



EXAMPLE OF HOUSE TYPE, NOT PLOT SPECIFIC.



EXAMPLE OF HOUSE TYPE, NOT PLOT SPECIFIC.



WENLOCK

THREE-BEDROOMS 949sqft

**GROUND FLOOR**

Kitchen/Dining Room  
17' x 9'5"  
5190mm x 2877mm

Living Room  
14'6" x 13'6"  
4425mm x 4110mm

PLOTS: 3, 4, 7, 48, 49, 50, 51

**FIRST FLOOR**

Bedroom One  
12'4" x 11'1"  
3761mm x 3368mm

Bedroom Two  
11'8" x 9'2"  
3561mm x 2802mm

Bedroom Three  
11'8" x 7'5"  
3561mm x 2268mm



- Brand New Semi-Detached House
- 10 Year NHBC Warranty
- Finished to a High Specification
- Allocated Parking / Drive
- Front & Rear Gardens
- Hall, Lounge, Kitchen / Dining Room
- 3 Bedroom, Family Bathroom
- Master Bedroom with En-Suite
- 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.

**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)

**The Wenlock**

The Wenlock is a charming three-bedroom semi-detached home. As you step through the front door, you are greeted by a welcoming hallway that leads on to a spacious living room, bathed in natural light streaming through an elegant bay window.

Continuing through the living room leads to a central hallway with a WC, large cupboard and an open-plan kitchen/dining room off it. The dining area provides a perfect setting for meals with family and friends, enhanced by an abundance of natural light that pours in through the double doors leading out to the private garden.

Moving upstairs, bedroom one boasts generous proportions, featuring an en-suite and built-in wardrobe. While the bedrooms two and three offer flexibility for a study, dressing room or growing family. The large bathroom completes the first floor.

Each Wenlock home comes complete with a driveway for two cars.

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

**Accommodation Comprises**

Front entrance door opens into hallway.

**Entrance Hall**

**Cloakroom**

**Living Room**

14'6" x 13'6" (4.42m" x 4.11m")

**Kitchen/ Dining Room**

17' x 9'5" (5.18m x 2.87m")

**1st Floor Landing**

**Bedroom One**

12'4" x 11'1" (3.76m" x 3.38m")

**Bedroom Two**

11'8" x 9'2" (3.56m" x 2.79m")

**Bedroom Three**

11'8" x 7'5" (3.56m" x 2.26m")

**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)  
WH1499 290524 (Draft Details)

**Directions**

What 3 Words: [hillsides.doormat.view](http://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.