



FOR SALE

Fixed Asking Price £445,000

Plot 38 The Shawbury, Foundry Point, Whitchurch, Shropshire, SY13 1PB

****Open Day Sunday 22nd June 10am till 5pm****

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 1,431 ft².



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



- Brand New Detached House
- 10 Year NHBC Warranty
- Finished to a High Specification
- Allocated Parking/ Driveway/ Garage
- 4 Bedrooms, Family Bathroom
- Master Bedroom with En-Suite
- Hall, Living Room. Kitchen/ Dining/Family Room, Study
- 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 Shawbury

The Shawbury is a beautiful four-bedroom home from our Classic Collection. On entering the property, you are greeted by a large hallway that leads to all of the ground floor rooms. The spacious living room features a stunning bay window. The 'L' shaped open-plan kitchen/dining room benefits from a versatile layout with beautiful sky lights over the dining area. Downstairs also benefits from a utility, WC and cupboard, providing ample storage space.

The first floor offers a versatile layout with a large landing, four generously-sized bedrooms and a family bathroom. Bedrooms one, two and three include built-in wardrobes, whilst bedrooms one also includes an en-suite shower.

The Shawbury comes with a large driveway and single garage to the side of the property.

Shropshire Homes have a Shawbury Show Home at Foundry Point that is open Thursday-Monday 10am-5pm.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



Accommodation Comprises

Front entrance door opens into hallway.

Entrance Hall

Cloakroom

Living Room

14' x 12'7" (4.27m x 3.84m")

Study

8'6" x 6'11" (2.59m" x 2.11m")

Kitchen

19'4" x 10'9" (5.89m" x 3.28m")

Dining/Family Room

13'2" x 10'2" (4.01m" x 3.10m")

Utility

1st Floor Landing

Bedroom One

12'7" x 11'10" (3.84m" x 3.61m")

En-Suite

Bedroom Two

14'3" x 10'2" (4.34m" x 3.10m")

Bedroom Three

13'3" x 9' (4.04m" x 2.74m)

Bedroom Four

10'10 x 9'2 (3.30m x 2.79m)

Bathroom

Single Garage

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

WH1480 020524 (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

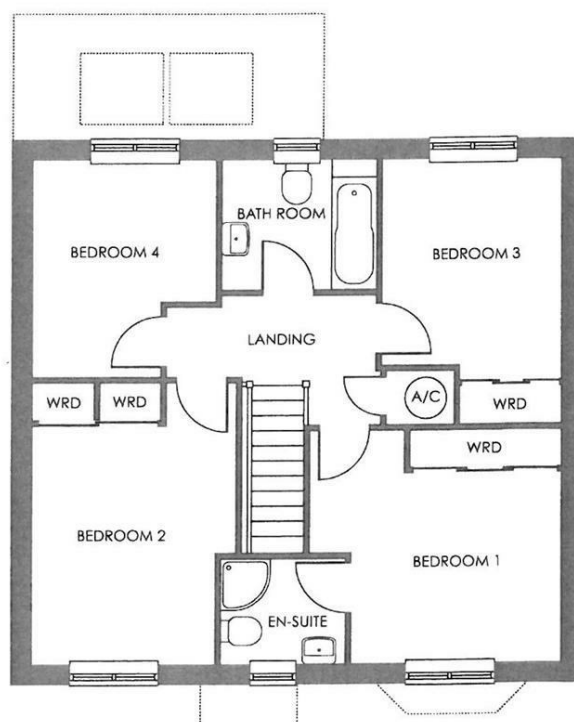
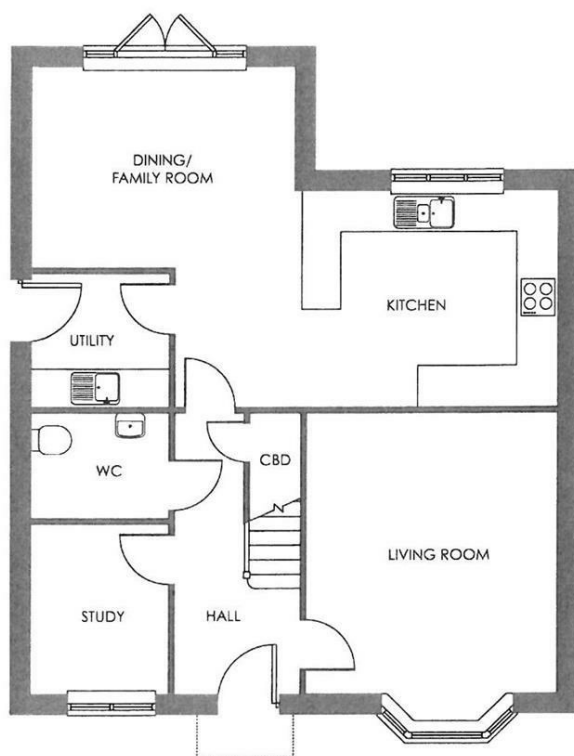
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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

FOR SALE

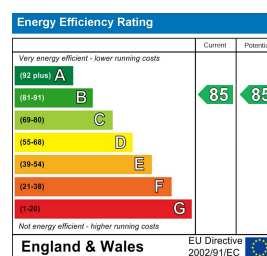
Plot 38 The Shawbury, Foundry Point, Whitchurch, Shropshire, SY13 1PB



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 Ratings



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.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.