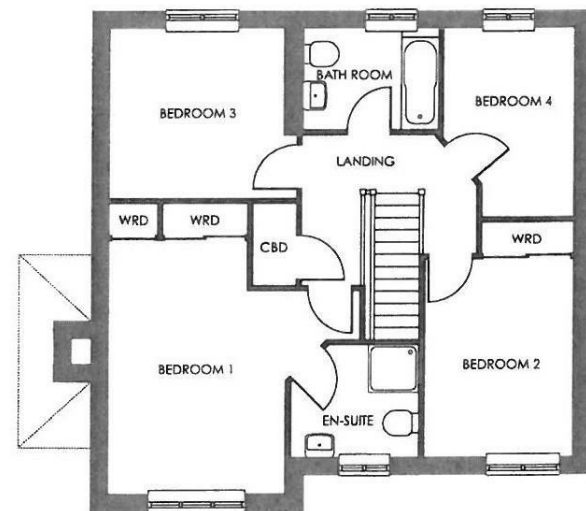
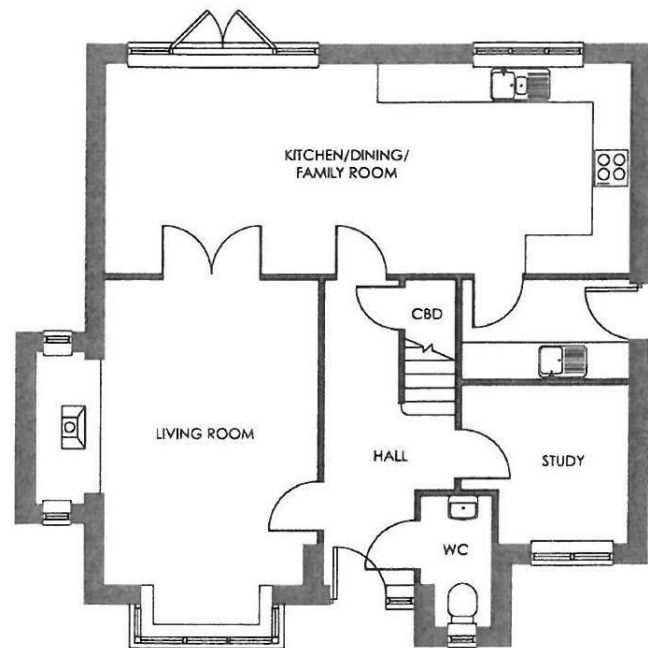


FOR SALE

Plot 18 The Rydal, Foundry Point, Whitchurch, Shropshire, SY13 1PB



FOR SALE

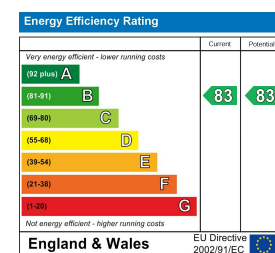
Fixed Asking Price £469,950

Plot 18 The Rydal, 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 the property measures 1,555 ft<sup>2</sup>.



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



4 Bedroom/s



2 Bath/Shower Room/s



- Brand New Detached House
- 10 Year NHBC Warranty
- Finished to a High Specification
- Allocated Parking/Driveway/Garage
- Front & Rear Gardens
- Hall, Living Room, Study, Kitchen/ Dining/ Family Room
- 4 Bedrooms, 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.

#### The Rydal

The Rydal is an exquisite four-bedroom detached home from our Classic Collection. Upon entering, a welcoming hallway leads to the living room, where a traditional feature log-burner is nestled in an inglenook, creating a cosy feel, and double doors lead into the open-plan kitchen/dining room, providing free-flowing access. The kitchen/dining room includes French doors that open up to the private garden and there is space for a kitchen island, should you wish to upgrade. Adjacent to the kitchen, a utility offers additional functionality and storage space. Returning to the hallway, a study and a downstairs WC complete the ground floor layout.

Moving upstairs, you'll find four well-appointed bedrooms. The principal suite, bedroom one, boasts built-in wardrobes and an en-suite. Bedroom two also comes with built-in wardrobes and makes a perfect guest bedroom. Bedroom three is well-suited for a teenager and bedroom four makes an ideal children's room. A large family bathroom caters to the needs of the entire household.

The Rydal also includes an external garage and a spacious driveway, ensuring secure parking and accommodating multiple vehicles.

Plot 19 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 quartz or laminate worktops
- Oven, hob, integrated dishwasher and fridge freezer
- Contemporary white bathrooms
- Choice of wall and floor tiles
- Sliding door wardrobes
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

#### Accommodation Comprises

Front entrance door leads into the hallway.

#### Entrance Hall

#### Cloakroom

#### Living Room

16'7" x 11'4" (5.05m" x 3.45m")

#### Kitchen/ Dining/ Family Room

27'11" x 11'1" (8.51m" x 3.38m")

#### Study

8'10" x 8'3" (2.69m" x 2.51m")

#### 1st Floor Landing

#### Bedroom One

17'5" x 10'7" (5.31m" x 3.23m")

#### En-Suite

#### Bedroom Two

11'10" x 9'1" (3.61m" x 2.77m")

#### Bedroom Three

10'6" x 10'3" (3.20m" x 3.12m")

#### Bedroom Four

11'5" x 7'10" (3.48m" x 2.39m")

#### 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) WH1481 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.