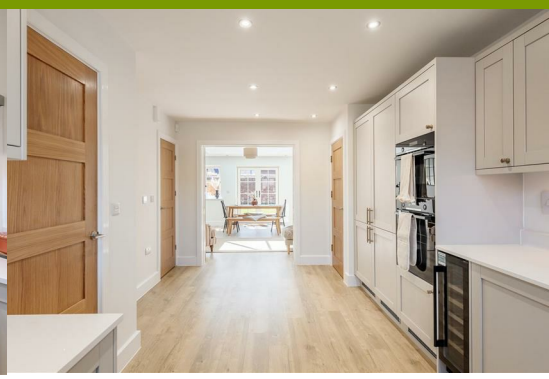



# THE MANOR PLOT 11 WHITEHALL GARDENS

## MONKMOOR ROAD | SHREWSBURY | SHROPSHIRE | SY2 5AP







A truly impressive and particularly spacious three storey home, finished to an exacting standard and excellent specification, set with garaging and gardens on this prestigious gated development.

**Price Guide £705,000**





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- **10 year warranty with NHBC**
- **All our homes are sold freehold**
- **Air Source Heat Pump & Electric car charging point**
- **ACD October to December**
- **Driveway parking and garage**
- **1942 sq ft**

## DIRECTIONS

From Shrewsbury town centre, proceed down Wyle Cop and over the English Bridge, staying in the left hand lane. Proceed past The Abbey and at the traffic lights turn left onto Monkmoor Road. Continue along Monkmoor Road and Whitehall Gardens will be found after a short distance on the right hand side.

## SITUATION

The property is delightfully positioned in a most sought after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

## THE DEVELOPMENT

Whitehall Gardens is an exquisite gated development, featuring seven bespoke one and two bedroom conversions, as well as eighteen two, three and four bedroom new build homes. Whitehall Gardens is set on the most beautiful historic site within the gardens of Whitehall Mansions. Situated by the beautiful 16th Century Dove Cote, the new build homes have been designed with the historic and traditional features in mind. Completely unique to Whitehall Gardens, the homes come with a high-specification as standard.

## THE DEVELOPER

Shropshire Homes is an award winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

## DESCRIPTION

The Manor House offers a delightfully proportioned three storey living environment. To the ground floor, an entrance hall leads through to a generous kitchen with double doors opening into the family and dining room. In addition, there is a separate utility room and guest WC. To the first floor is a spacious living room , with Juliet balcony, a study and principal bedroom with built in wardrobes and en-suite shower room. To the second floor, there are three further bedrooms, one with en-suite shower room, whilst the remaining two are served by the family bathroom. Outside, there is driveway parking which leads to the integral garage. To the rear the property provides easily maintained gardens.





## KEY FEATURES

- Timber windows with Chrome handles
- Oak veneer doors
- Sliding wardrobe doors
- A choice of granite and quartz kitchen worktops*
- Lifestyle range of kitchen units to choose from*
- Bosch dishwasher
- Bosch Fridge
- Bosch Freezer
- Bosch Hood cm + recirculating kit
- Bosch Induction hob 80cm
- Bosch Oven
- Bosch Microwave
- Underfloor heating
- Wine cooler
- Undermounted sink with polished chrome 3-in-1 tap
- Pull out bin to suit available unit size
- Wall mounted rain shower system
- Towel warmer and back-lit mirror in bathroom
- Wall hung vanity unit with draw and matching basin
- Vertical panel electrically operated retractable door
- Wireless burglar alarm
- Brushed Stainless Steel 'up & down' light fitting and chrome push doorbell

## ACCOMMODATION

## ENTRANCE HALL

## KITCHEN

20' x 10'9" (6.10m' x 3.05m'2.74m" )

## FAMILY/DINING ROOM

16'3 x 14'5" (4.88m'0.91m x 4.27m'1.52m" )

## UTILITY

## GUEST WC

## FIRST FLOOR LANDING

## STUDY

## LIVING ROOM

16'5" x 14'10" (4.88m'1.52m" x 4.27m'3.05m" )

## STUDY

9'7" x 7'3" (2.74m'2.13m" x 2.13m'0.91m" )

## BEDROOM ONE

14'10" x 9'11" (4.27m'3.05m" x 2.74m'3.35m")

## ENSUITE SHOWER ROOM

## SECOND FLOOR LANDING

## BEDROOM TWO

18'11" x 9'11" (5.49m'3.35m" x 2.74m'3.35m" )

## BEDROOM THREE

14'10" x 9'9" (4.27m'3.05m" x 2.74m'2.74m" )

## BEDROOM FOUR

9'9" x 9'7" (2.74m'2.74m" x 2.74m'2.13m" )

## BATHROOM

## GENERAL REMARKS

## FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

## TENURE

Freehold. Purchasers must confirm via their solicitor.

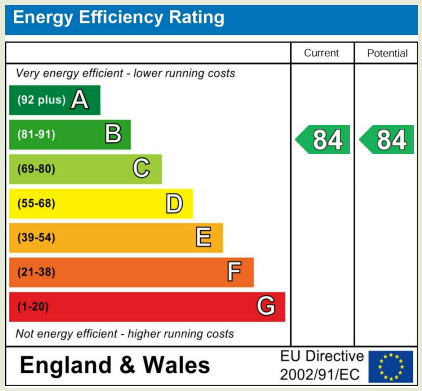
## SERVICES

Mains water, electricity and drainage are understood to be connected. Air Source Heat Pump. None of these services have been tested.

## VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.




**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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman


Halls 1845

**SHREWSBURY SALES**

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01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com



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