

PLOT 38 BOUNDARY FIELDS

WHITTINGTON | SHROPSHIRE | SY11 4PY

STAMP DUTY PAID - OVER £10K SAVING

The Adcote is a spacious modern family home with an integral single garage. The property features an open plan kitchen and dining room with separate utility. The dining room has French doors opening onto the patio area and rear garden. On the first floor there are four double bedrooms, a family bathroom and an ensuite to the master bedroom.

*Photography and AI Enhanced Imagery used is of a Shingler Home of a similar style

Guide Price £445,995

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- **Solar panels**
- **Integral single garage**
- **Electric car charger**
- **Choice of flooring and kitchens**
- **Integrated appliances**

DESCRIPTION

Halls are delighted to share with you Shingler Homes latest development of 61 beautiful new homes located in the popular village of Whittington, for sale by private treaty.

SITUATION

Whittington is situated in the northwest of Shropshire close to the Welsh border, an idyllic location for those seeking rural life but with excellent services close by. This desirable development includes 61 homes and 12 different home styles.

The development is only approximately 3 miles from Oswestry, a lively border market town with specialist independent shops and large supermarkets. Approximately 5.8 miles from the development is Ellesmere, a beautiful market town that draws tourists for its glacial mere. Boundary Fields is approximately 17 miles from Shrewsbury, the county town of Shropshire, a vibrant medieval town with winding old streets and fascinating buildings.

ABOUT THE DEVELOPER

Shingler Homes are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. They pride themselves on offering a superior level of customer service and have a genuine commitment to making your homebuying experience as easy and stress-free as possible. We look forward to welcoming you to this beautiful part of Shropshire.

THE ACCOMODATION COMPRISES:

The Adcote is a spacious modern family home with an integral single garage. The property features an open plan kitchen and dining room with separate utility. The dining room has French doors opening onto the patio area and rear garden.

On the first floor there are four double bedrooms, a family bathroom and an ensuite to the master bedroom.

Reserve one of the last remaining 4 bedroom homes at Boundary Fields, Whittington, and receive a flooring, curtain and blind package, saving you thousands on your new Shingler Home. Speak to our Sales Negotiator to learn more.

SERVICES

We understand that the property will have the benefit of mains water, mains electricity, and mains drainage.

TENURE

The property will be of Freehold tenure.

MANAGEMENT FEES

An annual management charge, currently estimated at £360, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or mains service providers.

LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX

To be assessed once constructed.

EPC

To be assessed once constructed.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602

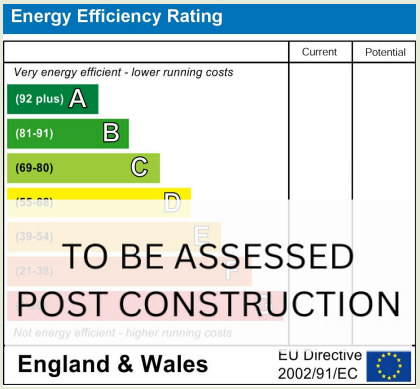
DISCLAIMER

Some images used within this listing have been digitally enhanced or virtually staged using AI software to help illustrate the potential appearance of the property. These images are for illustrative purposes only and may not represent the property exactly as viewed.









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

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the