



Roger
Parry
& Partners

Maple House, Walford Heath,
Shrewsbury, SY4 2HT



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A substantial five bedroom detached new build residence situated in the village of Walford Heath, offering spacious and thoughtfully designed accommodation finished to a high specification throughout by a renowned local developer.

The property combines contemporary open plan living with practical family accommodation, together with energy efficient features including an air source heat pump, photovoltaic solar panels with battery storage, and EV charging provision.

Externally, the property benefits from a large attached double garage, generous gravelled parking and a sizeable rear garden with patio areas accessed via multiple bi-folding doors. The property is further supported by a 10 year structural warranty.

Located in the village of Walford Heath, the property is 6 miles north west of the Medieval market town of Shrewsbury. Shrewsbury is renowned for its wide range of boutiques, restaurants and the beautiful Quarry Park, that holds a number of yearly events. There are also excellent educational facilities local to the property including Shrewsbury School and Prestfelde School. More local to the property, Packwood Haugh and Adcote School for girls are just a short drive away. Transport links include the A5 and A49 that provide routes onto national road networks.

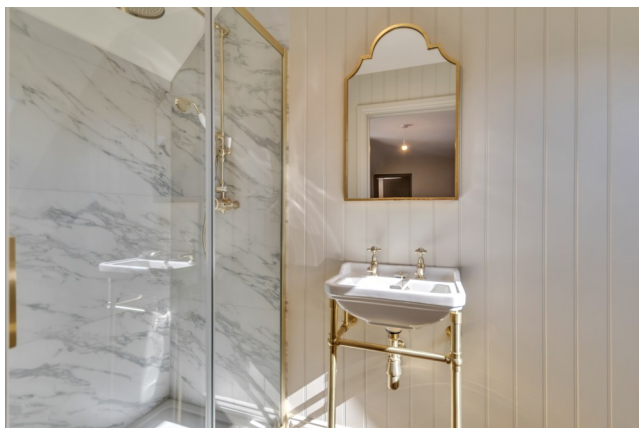


The accommodation extends to a well-proportioned open plan living/kitchen/dining space designed for modern family living and entertaining, with two sets of tri-folding doors opening onto the rear patio and garden, allowing for a strong connection between the indoor and outdoor spaces. The kitchen area offers ample room for both everyday use and larger gatherings, whilst the separate living room provides a more formal reception space centred around a solid fuel burner, with an additional tri-folding door.

To the first floor are five bedrooms, including a principal bedroom suite with en suite facilities, alongside two further en suite bedrooms and a family bathroom, giving the property a total of four bathrooms. The layout has been carefully considered to provide flexibility for family living, guest accommodation or home working requirements.

The property is finished with underfloor heating throughout the ground floor and radiators to the first floor, all controlled via smart heating controls and supported by an energy efficient air source heat pump system. Additional sustainability features include photovoltaic solar panels with integrated battery storage and an EV charging point.







Externally, the property enjoys a large rear garden with paved patio areas, suitable for outdoor dining and entertaining, whilst to the front there is extensive gravelled parking for several vehicles in addition to the attached double garage.

Location

Walford Heath is a small village located in the Shropshire countryside, offering a rural setting whilst remaining conveniently placed for access to nearby market towns and commuter routes. The surrounding area provides a range of countryside walks and outdoor pursuits, with everyday amenities available in nearby Baschurch, Wem and Shrewsbury. Shrewsbury town centre offers a wider selection of shopping, leisure and educational facilities together with rail connections to Birmingham, Crewe and beyond. The property also benefits from access to the A5 and wider motorway network, making it suitable for commuters travelling across the region.

Broadband and Phone Signal

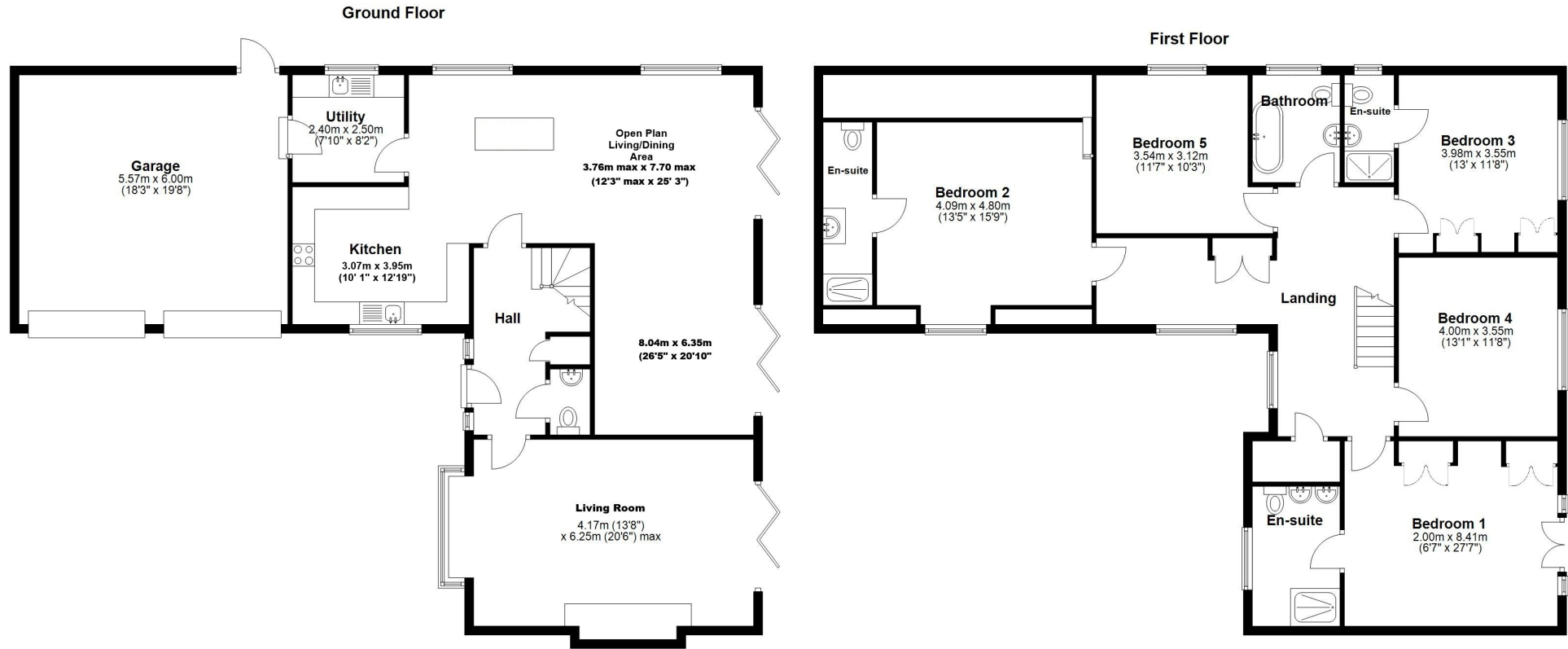
Ultrafast broadband is available with speeds up to 900mbps download speed. All major phone networks offer coverage in the area.

What3Words: ///blogging.mended.panics



Floorplan

(not to scale - for identification purposes only)



Total Floor area: 270sqm (2,906 sqft)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Maple House, Walford Heath

General Services: Air-source Heating and Hot Water, Mains Electricity, Mains Water, Mains Drainage, Photovoltaic Solar Panels With Battery Storage, EV Charger

Local Authority: Shropshire

Council Tax Band: TBC

EPC Rating: TBC

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the B5067 (Berwick Road) North signposted towards Baschurch. Continue until you reach the village of Walford Heath, taking a left hand turn at the cross roads. The property is on your right.

Birmingham - 50 miles

Liverpool - 65 miles

Manchester - 80 miles

What3Words Reference: *///blogging.mended.panics*

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

9&10 Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

joshgray@rogerparry.net

01743 791 336



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.