

# BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

31 Foundry Way, Waymills, Whitchurch,  
Shropshire, SY13 1FR

🛏 3 Bedrooms

🛀 2 Bathrooms

# 31 Foundry Way, Waymills, Whitchurch, Shropshire, SY13 1FR

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## General Remarks

A newly constructed three bedroom semi-detached property situated within the market town of Whitchurch. The accommodation briefly comprises: Living Room, Kitchen/Dining Room, Cloakroom, Three Bedrooms (one with en-suite) and Family Bathroom.

The property also benefits from off-road parking for two vehicles (with an EV charging point) and a rear garden. EPC Rating 83|B Council Tax Band B. The property is offered for sale with vacant possession on completion or subject to the assured periodic tenancy in place, depending on the purchaser's requirements.

**Location:** Foundry Way is situated just a short distance from the town centre of Whitchurch offering a range of shops, supermarkets, pubs and other local amenities. The location also provides convenient access to local road networks, making it well placed for commuting and exploring the surrounding area along with the railway station providing links to nearby towns and larger cities.

## Accommodation

A uPVC entrance door with glazed panel leads into:

**Entrance Hallway:** wood effect vinyl flooring, radiator.

**Cloakroom:** Low level flush w.c., pedestal wash hand basin with tiled splash, wood effect vinyl flooring, radiator.

**Lounge:** 17' 2" x 11' 0" (5.22m x 3.35m) Dual aspect uPVC windows, TV and internet points, two radiators.

**Kitchen/Dining Room:** 17' 1" x 8' 6" (5.21m x 2.60m) Range of matching wall and base units with wood effect work top surface and upstands, stainless steel 1.5 sink and drainer with mixer tap, 'Indesit' fan assist oven, with 'Indesit' 4-ring gas hob and stainless-steel extractor hood and splash above. Spotlights to ceiling, patio doors to rear

garden, wood effect vinyl flooring. Under stairs storage.

**Stairs to First Floor Landing Area:**

**Bedroom 1:** 10' 8" x 10' 7" (3.25m x 3.23m) TV point and radiator.

**En-suite:** 5' 8" x 4' 10" (1.73m x 1.47m) Low level w.c., pedestal wash hand basin with tiled splash back, corner tiled shower cubical with shower off mains, tile effect vinyl flooring, radiator.

**Bedroom 2:** 11' 4" x 9' 9" (3.45m max x 2.97m) Above stairs cupboard, radiator.

**Bedroom 3:** 11' 3" x 6' 4" (3.43m x 1.93m) Radiator.

**Family Bathroom:** 7' 7" x 5' 7" (2.32m x 1.69m) Partly tiles walls, panel bath with shower off mains and glazed screen over, pedestal wash hand basin with tiled splash back, low level w.c., tile effect vinyl flooring, radiator.

**Garden:** To the front the property is approached over a tarmac driveway offering parking for 2 vehicles with a bark area to the side. Access to the rear is provided to the side of the property



through a timber gate, mainly laid to lawn, patio area and timber fencing.

**Tenure:** We understand the property is freehold.

**Assured Periodic Tenancy:** The property is currently let subject to an Assured Periodic Tenancy under the Renters Rights Act. The current rent is £1,100.00 per calendar month should an investment buyer be interested in purchasing the property subject to the current rental.

**EPC Rating 83|B Council Tax Band B**

**Local Authority:** Shropshire County Council

**Services:** We are informed that the property is connected to mains gas, electricity, water and drainage supplies.

**Directions:** From Whitchurch town centre proceed along the B5398 towards the Waymills Industrial Estate. Turn left into the Foundry Point development before turning left onto Foundry Way. The property can be identified on the left-hand side.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.