



43 MEADOWLANDS ROAD

WHITCHURCH | SY13 3FA



A well presented, nearly new detached family home built by the highly regarded David Wilson Homes, 43 Meadowlands offers spacious and thoughtfully designed accommodation arranged over three floors. The property is being sold with NO CHAIN and it continues to benefit from the balance of the 10-year new-build warranty, providing valuable peace of mind for the new owner. The property also has solar panels and an EV CHARGER

Fixed Asking Price £355,000



- Modern Detached Family Home
- Spacious Accommodation
- Balance of 10 Year Warranty
- Very Well Presented Throughout
- NO UPWARD CHAIN
- Drive for 3 Cars, EV Charger, Garage

LOCATION

Meadowlands Road is located on a popular modern development situated close to Whitchurch, providing excellent access to the town and its extensive range of shops, schools, leisure facilities and amenities. Sir John Talbot's School is nearby, as are Whitchurch Cricket and Rugby Clubs, making the location particularly appealing to families. For commuters, the nearby A41 and A49 provide convenient road links towards Shropshire, Cheshire and the wider region.

With its generous accommodation over three floors, excellent-sized bedrooms, modern open-plan kitchen and dining space, south-facing garden, garage, EV charging point and remaining new-build warranty, 43 Meadowlands is an excellent modern family home in a convenient and popular location.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 43 Meadowlands Road by Private Treaty.



The property is approached through a welcoming reception hall with doors leading to the principal ground floor rooms. There is a useful cloakroom with W.C., together with a well-proportioned living room featuring an attractive bay window.

To the rear is the impressive open-plan kitchen and dining room, creating a superb contemporary space for everyday family life and entertaining. The kitchen is fitted with an extensive range of modern units and work surfaces, together with a comprehensive selection of integrated appliances. Double doors open directly from the kitchen onto the south-facing rear gardens, allowing plenty of natural light into the room and providing an excellent connection between the house and garden.

The staircase rises from the reception hall to the first-floor landing, where there are three excellent-sized double bedrooms, all served by a modern family bathroom.

The staircase continues to the second floor, where the impressive principal bedroom suite provides a private retreat. The bedroom benefits from a range of fitted wardrobes together with a well-appointed en-suite shower room. There is an Ideal boiler heating system which benefits from a temperature control system in the main bedroom. This means heating can be isolated to this room.



OUTSIDE & GARDENS

Outside, the property enjoys a generous driveway to the side providing parking for approximately three vehicles, together with an EV charging point and a large single garage. The rear garden has been thoughtfully arranged with a substantial paved patio, retaining sleeper wall and steps leading up to a good-sized lawn. There is useful additional space behind the garage, ideal for a shed or greenhouse, together with further space running down the side of the property.

DIRECTIONS

From the centre of Whitchurch drive out on Dodington and at the small roundabout take the 2nd exit heading past the cricket and rugby club. Turn right just passed the cricket club into Tilstock Road and then turn right into Meadowlands Road. The property is located on the left after approximately 200 meters.

WHAT 3 WORDS

///pine.smelter.ordeals

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



SCHOOLING - WHITCHURCH

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School , SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' on the Shropshire Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1846 130826

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.

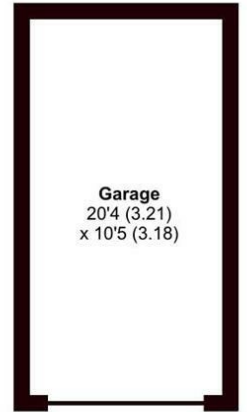
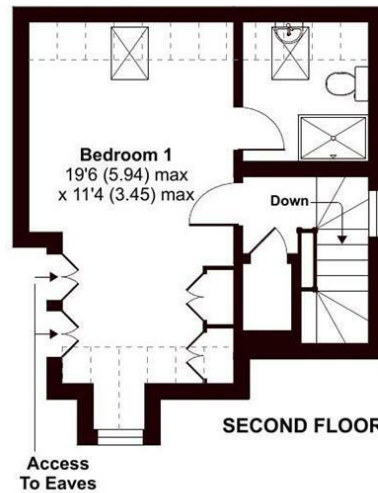
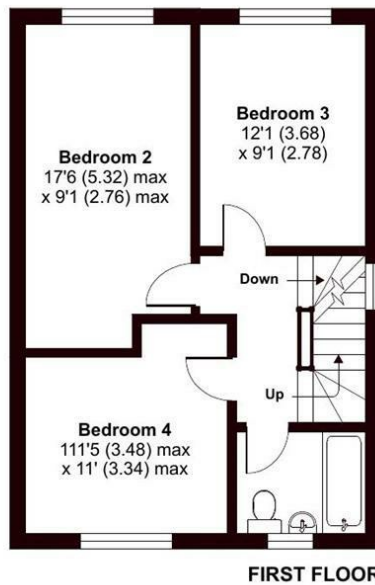
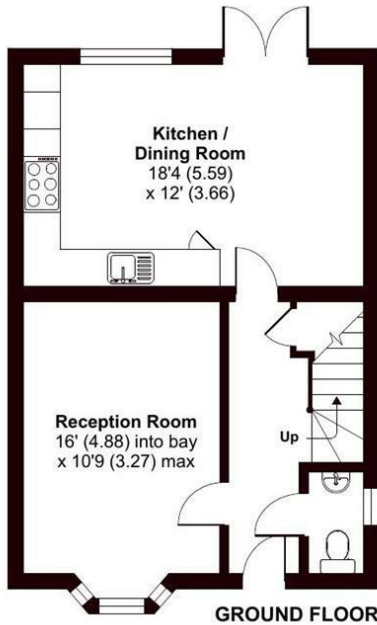
TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Denotes restricted head height



Approximate Area = 1297 sq ft / 120.5 sq m
 Limited Use Area(s) = 103 sq ft / 9.5 sq m
 Garage = 214 sq ft / 19.9 sq m
 Total = 1614 sq ft / 149.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Halls. REF: 1509988

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

☎ 01948 663230 ✉ whitchurch@halls.gb.com

➡ www.halls.gb.com



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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch