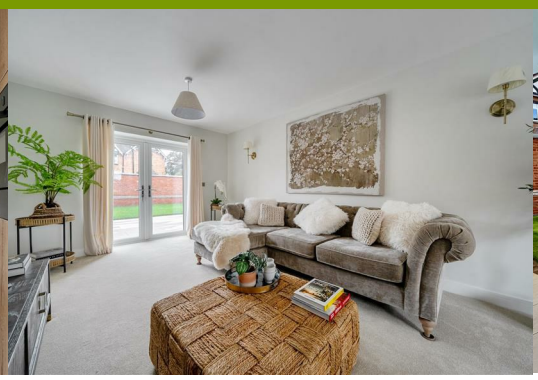
# THE ELFORD PLOT 4 ACORN RISE

WAYMILLS | WHITCHURCH | SHROPSHIRE | SY13 1RU



** Open Morning Saturday 3rd October ** The Elford is a well designed family home that measures 1,765ft2. This executive style detached family home is finished to a high standard and comprises a reception hall, living room, study breakfast kitchen, utility & W.C. There are four bedrooms and two bathrooms. The property has a drive, EV charger, garage and gardens. It also has solar panels and air source heating and there is a 10 year warranty with the house.

**Offers in the region of £465,000**

2 4 2 B

- **Brand New Detached Family Home**
- **Development of Six Select Homes**
- **Close to Railway Station**
- **High Spec Kitchens with Neff Appliances**
- **Luxurious Bathroom Suites**
- **Solar Panels and Air Source Heating**

## Location

The development occupies an excellent position for those wishing to enjoy the benefits of modern village-style living whilst being within easy reach of the amenities and facilities of the historic market town of Whitchurch.

Whitchurch is a thriving and popular market town situated on the Shropshire/Cheshire border and offers an excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, pubs, schools, leisure facilities and professional services. The town has retained much of its historic character, with attractive streets, traditional buildings and the Shropshire Union Canal adding to its appeal.

The development is particularly well placed for commuters, being within convenient reach of Whitchurch Railway Station, which provides rail services towards Chester, Crewe and Shrewsbury, with connections onwards to major centres including Manchester and Birmingham. The town also benefits from excellent road connections, with the A49 providing access towards Shrewsbury and the wider South Shropshire area, whilst the A41 gives convenient access towards Chester, Nantwich and the M56 motorway network.

The surrounding countryside provides a wealth of opportunities for walking, cycling and enjoying the rural landscape, whilst larger centres such as Chester, Nantwich and Shrewsbury are all readily accessible.

## Brief Description

Halls Estate Agents are delighted to be working in partnership with Bridgewater Homes to offer this exclusive development of just six select new homes for sale by Private Treaty.

Carefully designed and constructed to an exceptionally high standard, these impressive properties combine contemporary architecture with a thoughtful and practical layout, creating superb modern family homes. Particular attention has been given to both specification and energy efficiency, with each property incorporating air source heat pumps, solar panels, underfloor heating to the ground floor, EV charging and smart home technology including Hive thermostats.

The spacious accommodation is arranged over two floors and has been designed with modern family living and entertaining in mind.

A welcoming Reception Hall provides access to the principal ground floor rooms and includes a useful Cloakroom/WC. There is a generous living room and study.

The impressive Breakfast Kitchen forms the heart of the home and will be fitted to a particularly high specification, incorporating a comprehensive range of contemporary units, extensive worktop surfaces and a central island incorporating a breakfast bar. A range of quality Neff integrated appliances will be included. The kitchen enjoys an excellent connection with the garden, with windows and double doors providing plenty of natural light and direct access outside.

A useful Utility Room leads from the kitchen and provides plumbing for a washing machine, additional storage and a separate side entrance door.

To the first floor, the landing has the benefit of a useful linen cupboard and provides access to four well-proportioned bedrooms. The Master Bedroom benefits from a dressing area and En-Suite Shower Room. There are three further double bedrooms and a well-appointed Family Bathroom.

The properties have been designed with modern energy efficiency in mind. Solar photovoltaic panels complement the air source heat pump heating system, with underfloor heating extending throughout the ground floor and radiators to the first floor. An EV charging point is provided to each property.

## Outside & Gardens

Externally, each home has a private driveway providing parking for two vehicles, with the driveway continuing to a detached garage. There are enclosed private gardens to the rear, together with attractively landscaped areas to the front, creating a pleasant setting for these select new homes.

## Directions

From the centre of Whitchurch drive out on Station Road and the development is about 300 metres past the station on the left hand side.

What 3 Words: ///stepping.included.chitchat

## 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

## Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street Whitchurch, SY13 1AZ
WH1690 220926

## Services

We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to the underfloor heating and radiators.

## Tenure

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

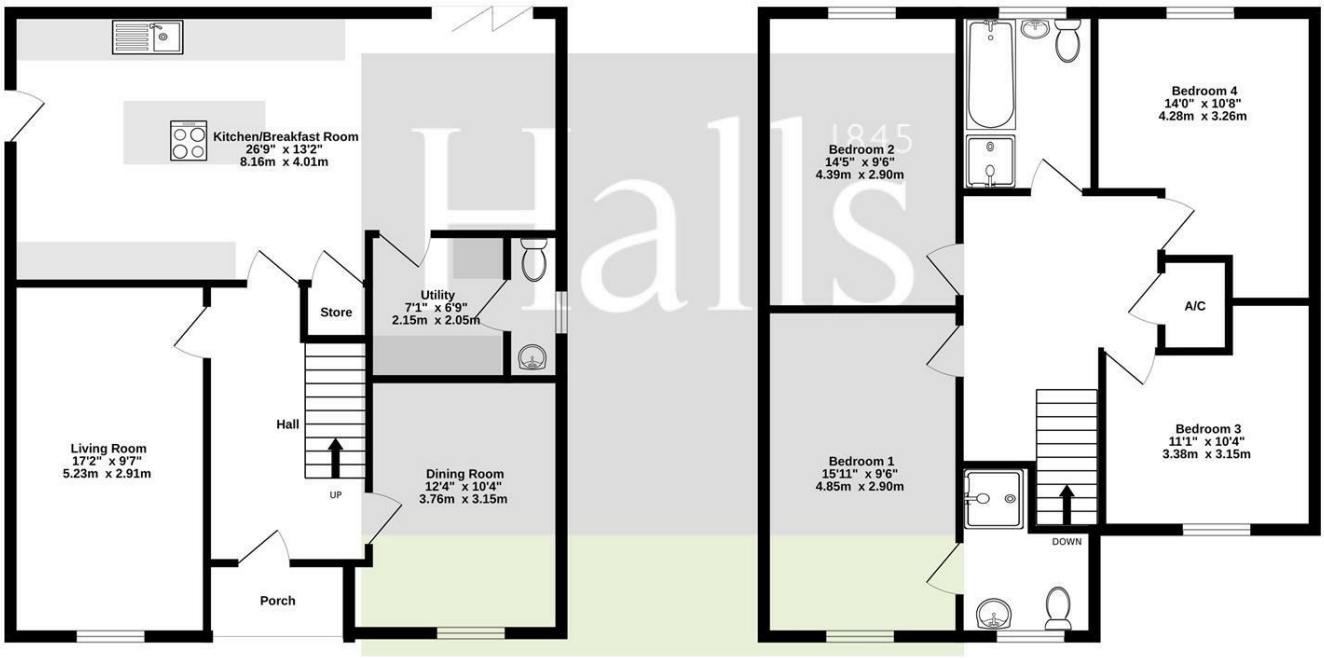
We understand that there will be a management company set up to cover the maintenance cost of the drive and common areas of the development.

## Agents Note

The photos used for this property are the internal photos for Plot 6 and are there to offer you a good visual interpretation to the quality of the finish. The floor plan included is for plot 6 which is the same house type. The front image has also had the drive added using AI.

Ground Floor
809 sq.ft. (75.2 sq.m.) approx.

1st Floor
756 sq.ft. (70.2 sq.m.) approx.




TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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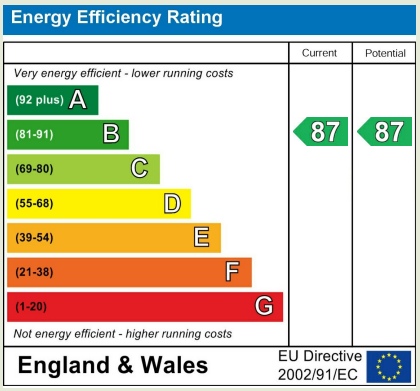


**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**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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**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.