

PLOT 35 BOUNDARY FIELDS

WHITTINGTON | SHROPSHIRE | SY11 4PY

The Montford is an attractive three-bedroom family home boasts open plan, modern living. The property has a master bedroom complete with ensuite shower room, two further bedrooms and a family bathroom.

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

Guide Price £335,995

1 3 2

- **Block paved driveway**
- **Choice of flooring throughout**
- **Electric car charger**
- **Upgraded tiling**
- **Solar panels**
- **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 Montford is an attractive three-bedroom family home boasts open plan, modern living. The kitchen/dining room is a generous size with French doors opening out onto the patio. The property also has a W/C and understairs storage cupboard.

On the first floor the property has a master bedroom complete with ensuite shower room, two further bedrooms and a family bathroom.

N.B.

On this property, the wall between the dining area and the living room has been filled in - the floor plan shows open plan.

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

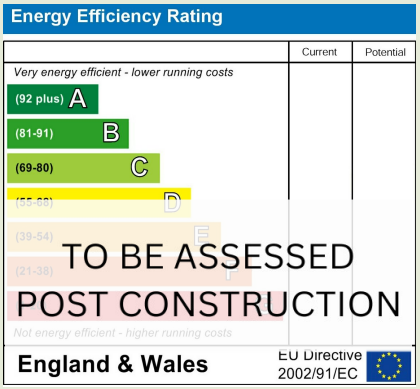
DISCLAIMER

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

ELLESMERE SALES

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