

PLOT 19 BOUNDARY FIELDS

WHITTINGTON | SHROPSHIRE | SY11 4PY

Unexpectedly back on the market. Ready to move into now with over £14,000 worth of extras added
The Grafton is a stunning four bedroom detached family home. The ground floor accommodation comprises of an open plan kitchen/dining room with French doors opening onto the rear garden. The Grafton also has a separate utility, W.C and living room with feature fireplace to the front. To the first floor there are four double bedrooms, a family bathroom and an ensuite to master bedroom.

Price £464,995

1 4 2

- **Ready to move into Now!**
- **Large rear garden**
- **Oak doors throughout**
- **Log Burner fitted**
- **Fitted wardrobes to bed 1, 2 & 3**
- **Flooring throughout**

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 Grafton is a stunning four bedroom detached family home. The ground floor accommodation comprises of an open plan kitchen/dining room with French doors opening onto the rear garden. The Grafton also has a separate utility, W.C and living room with feature fireplace to the front. To the first floor there are four double bedrooms, a family bathroom and an ensuite to master bedroom.

The property has a separate utility, downstairs cloakroom, storage cupboard and integral garage. To the first floor The Sandford has four bedrooms, the master bedroom has its own ensuite bathroom and there is also a family bathroom.

DISCLAIMER

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only. Imagery has been created using AI.

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.

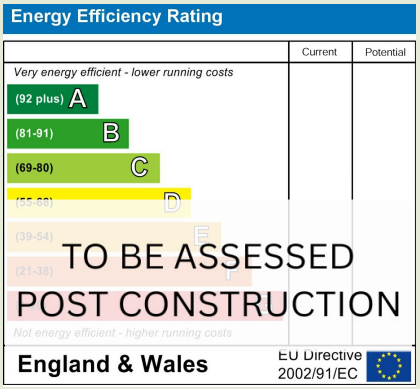
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602


LES OLIVES







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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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.