



3 Rylands Drive, Waymills, Whitchurch, SY13 1FS

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A brand new four bed detached home on a sought-after development by Shropshire Homes. Features include a bay-fronted lounge, study, and a stunning open-plan kitchen/diner with skylights and French doors. With garage, double width drive and rear garden, it's ideal for modern family living.

- Brand new four bedroom detached family home
- Built by award-winning developer Shropshire Homes
- You Can Alter The Size Of The Box / Font
- Bay-fronted lounge
- Superb open-plan kitchen/diner
- Master En Suite and Family Bathroom
- Detached garage & double-width driveway
- Generous rear garden with lawn and patio



An exceptional opportunity to acquire this brand new four-bedroom detached home, beautifully situated on a superb development by the award-winning Shropshire Homes. Finished to an excellent standard throughout, this impressive property offers spacious and thoughtfully designed accommodation ideal for modern family living. The home benefits from a double-width driveway with EV charging point, a detached single garage, and a generously sized rear garden with lawn and patio area.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom, and a bright and comfortable lounge featuring an attractive bay window. There is also a separate study, perfect for home working. The heart of the home is the stunning open-plan kitchen/dining area, complete with integrated appliances, elegant quartz worktops, and two skylight windows that flood the space with natural light. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. A separate utility room, also fitted with quartz worktops, provides additional practicality.

To the first floor, there are four well-proportioned bedrooms, three of which benefit from built-in wardrobes. The principal bedroom enjoys the added luxury of a stylish en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Further benefits include Amtico flooring and carpets fitted throughout, ensuring the home is ready to move straight into.



#### LOCATION

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



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**TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

**SERVICES**

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**MANAGEMENT COMPANY**

We are advised that there is management company set up and the service charge is currently £155 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

**PROPERTY INFORMATION**

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

**ENERGY PERFORMANCE**

EPC B. The full energy performance certificate (EPC) is available for this property upon request.

**DIRECTIONS**

From the town centre turn into Station Road and continue past the Railway Station, after a short distance the entrance into Foundry Way will be found on the left hand side. Continue on into Rylands Way bearing right wear the property can be found after a short distance on the left hand side.

**LOCAL AUTHORITY**

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**VIEWING**

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**METHOD OF SALE**

For sale by Private Treaty.

**AML REGULATIONS**

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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## GROUND FLOOR

LOUNGE  
14' 2" x 12' 7" (4.32m x 3.84m)

STUDY  
8' 6" x 6' 11" (2.59m x 2.11m)

KITCHEN/DINER  
26' 6" x 17' 0" (8.08m x 5.18m)

MASTER BEDROOM  
12' 7" x 11' 10" (3.84m x 3.61m)

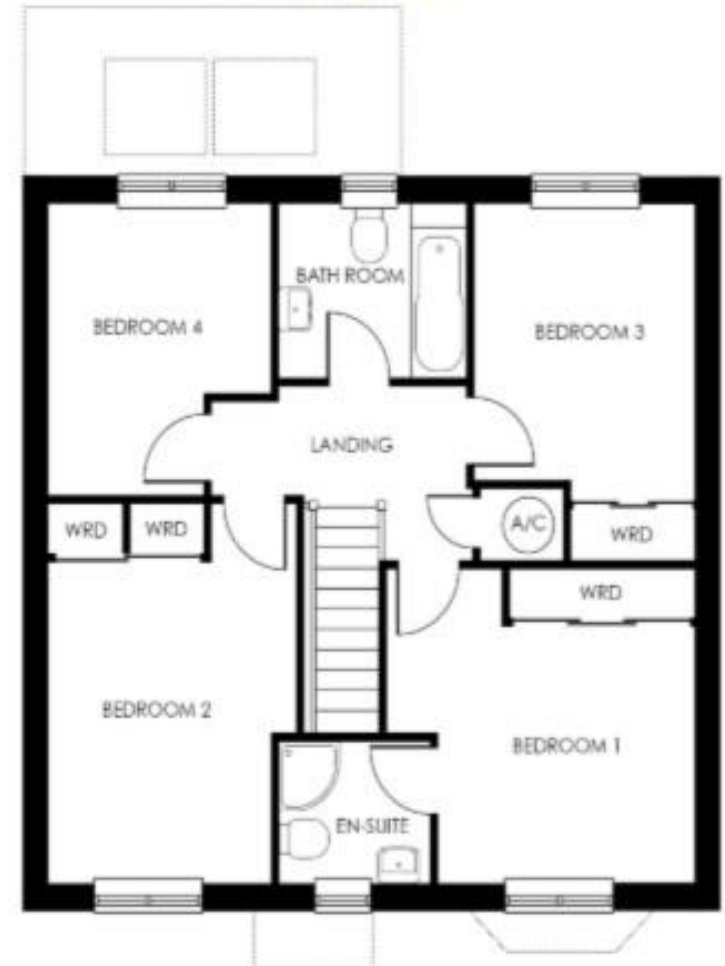
BEDROOM TWO  
14' 3" x 10' 2" (4.34m x 3.1m)

BEDROOM THREE  
13' 3" x 9' 0" (4.04m x 2.74m)

BEDROOM FOUR  
10' 10" x 9' 2" (3.3m x 2.79m)



## FIRST FLOOR



WHITCHURCH  
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