11 RYLANDS DRIVE

WAYMILLS | WHITCHURCH | SHROPSHIRE | SY13 1FS

This wonderful detached family home is located at the end of a shared private drive. It was built in 2024 by Shropshire Homes to an exceptional standard. It comprises a reception hall, living room with Inglenook fireplace. There is a large open plan kitchen/diner/family room. It also has a W.C and a utility room. There are four bedrooms, two bathrooms, drive for two cars, EV point and garage. To the front of the house is a pleasant outlook over a small common area and adjoining farmland.

Offers in the region of £475,000

2 4 2 B

- **Wonderful Detached Modern Family Home**
- **Built by Shropshire Homes in 2024**
- **Spacious Accommodation to over 1,550ft2**
- **Landscaped Front & Rear Gardens**
- **Large Drive, EV Charger, Garage**
- **Balance of 10 Year Builders Warranty**

Location

Whitchurch is a historic market town in North Shropshire, offering a good range of independent shops, supermarkets, cafés, restaurants, public houses and leisure facilities. The town also benefits from a selection of educational establishments, healthcare services and recreational amenities, making it a popular choice for families and commuters alike.

Whitchurch railway station is conveniently accessible and provides services towards Shrewsbury and Crewe, with onward connections to destinations including Birmingham, Manchester and London. The town also benefits from road links via the A41 and A49, providing access to the surrounding Shropshire and Cheshire countryside and neighbouring towns.

There is a choice of local primary schools within Whitchurch, together with secondary education at Sir John Talbot's School and Sixth Form. The town's educational provision, transport connections and range of everyday amenities further enhance the appeal of this well-positioned modern family home.

Brief Description

Halls are delighted to be instructed as sole agents to sell 11 Rylands Drive by private treaty.

This is a spacious and well-appointed detached family home, constructed by Shropshire Homes in 2024 to an exceptionally high standard and still benefiting from the balance of the 10-year warranty and it also has an excellent EPC rating of B. Extending to over 1,550ft^2, the property occupies a particularly appealing position at the end of a shared private drive, forming part of a select development of just three homes. The property enjoys an open outlook across a communal green to the front, with adjoining farmland to the side, creating a pleasant setting whilst remaining conveniently placed for Whitchurch town centre and its amenities.

The accommodation is approached via a canopied entrance porch, leading into a welcoming reception hall with attractive Karndean flooring. A door opens into the cloakroom with W.C., whilst the spacious living room features an attractive Inglenook-style fireplace incorporating a log-burning stove. There is also a separate study, providing an ideal space for home working.

To the rear is an impressive open-plan kitchen/diner/family room, designed to provide an excellent space for modern family living and entertaining. The kitchen is fitted with a wide range of units, complementary worktops and integrated appliances, with windows and doors overlooking and opening onto the rear garden. A separate utility room provides additional storage cupboards, a sink, laundry facilities and a convenient side entrance door.

Stairs rise to the first-floor landing, leading to four well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys attractive views over the communal green and adjoining farmland, together with fitted wardrobes and an en-suite shower room. The remaining three bedrooms are served by the family bathroom. There is a loft hatch with ladder to a boarded loft.

The property benefits from gas-fired central heating and double-glazed windows.

Outside & Gardens

Externally, the property is approached along a shared private drive, providing parking for at least two vehicles and access to a detached single garage. An EV charging point is also installed. The landscaped gardens extend to both the front and rear, with the front enjoying an open outlook across the communal green. The rear garden incorporates paved seating areas, lawned sections and a gravelled corner, whilst the space behind the garage provides a useful area for a washing line. There is also paved access along the side of the property, with space for a garden shed.

Overall, 11 Rylands Drive offers an excellent opportunity to acquire a modern, energy-conscious family home with spacious accommodation, attractive surroundings and generous parking, all within a select development and with the reassurance of the remaining new-home warranty.

Directions

From the centre of Whitchurch drive out on Station Road. Follow the road for about 1/4 of a mile and drive past the station and under the bridge and you take the 2nd left after the bridge into Foundry Way and then turn right into Rylands Drive. The house can be found on the left hand side.

What 3 Words

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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.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1880 151026

Local Authority - Shropshire

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

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.

Council Tax - Shropshire

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

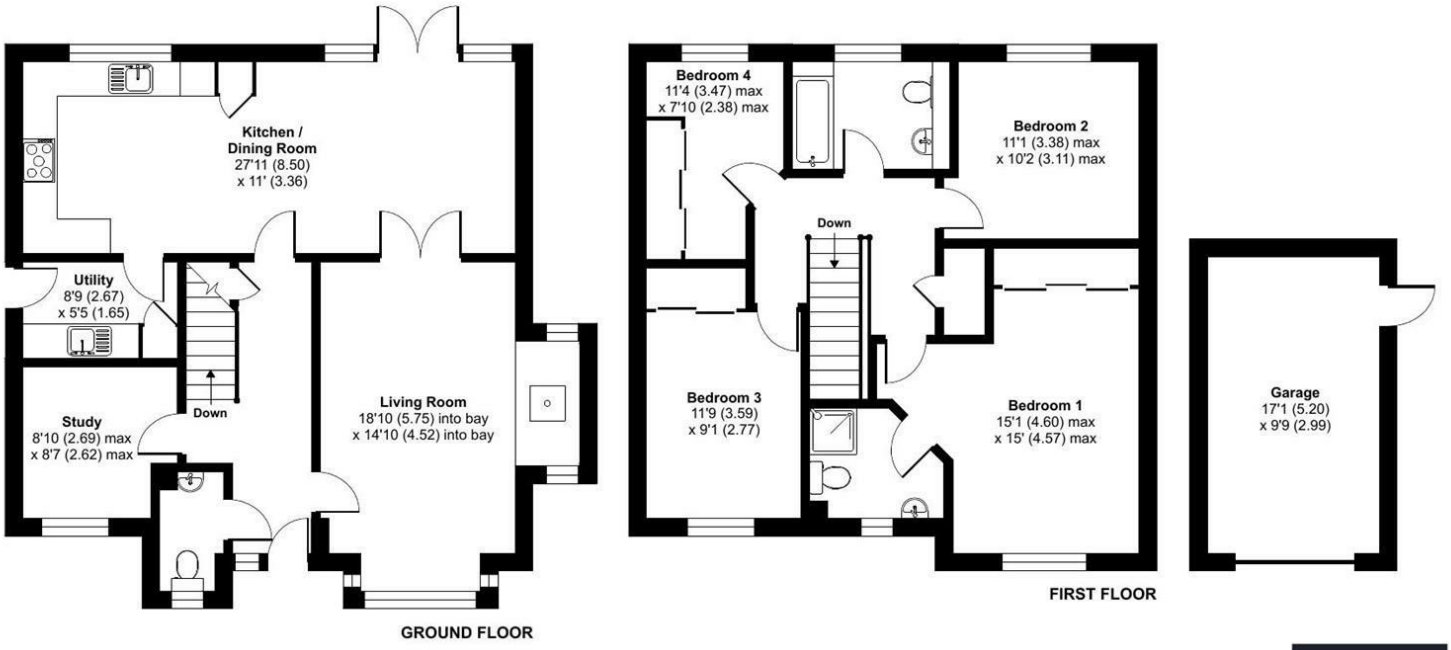
Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

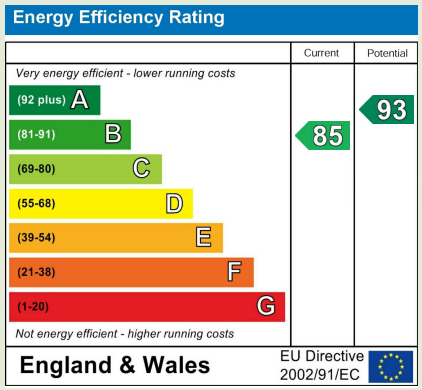
Tenure - Freehold

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

Approximate Area = 1633 sq ft / 151.7 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1800 sq ft / 167.2 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). ©nichecom 2026. Produced for Halls. REF: 1537007



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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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