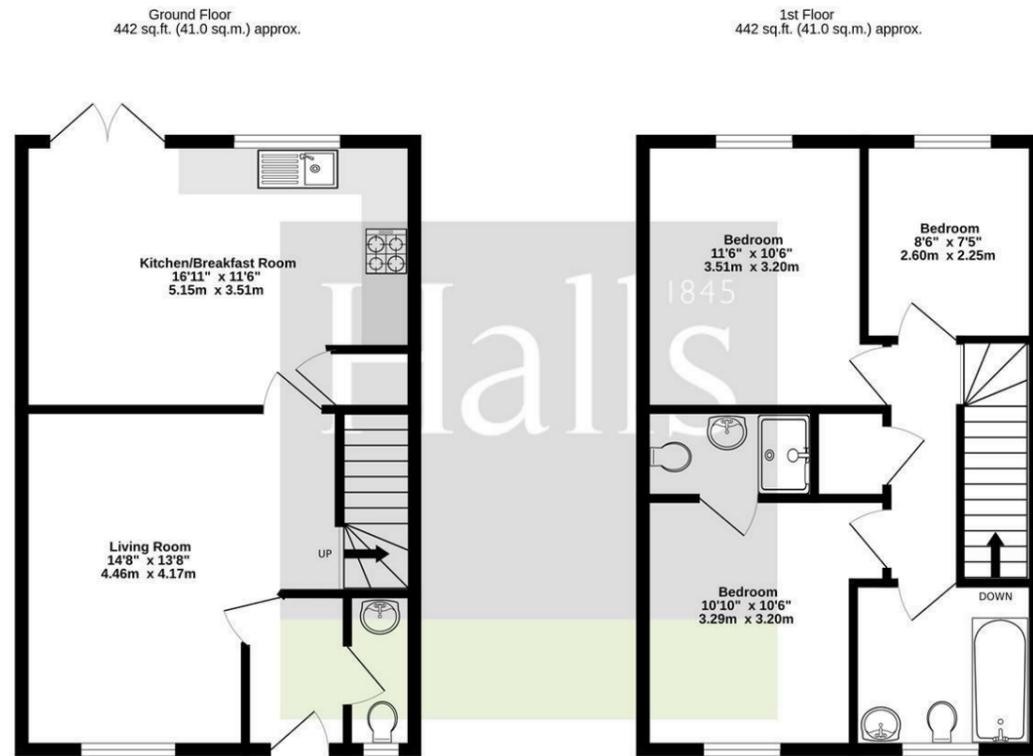
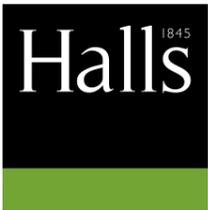


FOR SALE

Plot 24 Whittington Grange, 21 Bowyer Grange, Gobowen, Nr Oswestry, SY11 3FQ



TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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FOR SALE

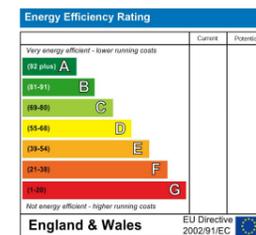
Guide Price £240,000

Plot 24 Whittington Grange, 21 Bowyer Grange, Gobowen, Nr Oswestry, SY11 3FQ

**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

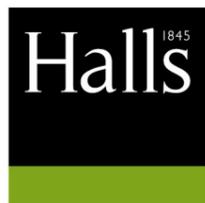
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



(Plot 24)

An architect designed three bedroom semi-detached family house within a small and select new development situated in a sought after location on the outskirts of Gobowen, perfectly positioned for commuters north and south.



01691 622 602

Ellesmere Sales  
 The Square, Ellesmere, Shropshire, SY12 0AW  
 E: ellesmere@hallsgb.com



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Oswestry (2.5 miles), Ellesmere (7 miles), Shrewsbury (17 miles).  
(All distances approximate)



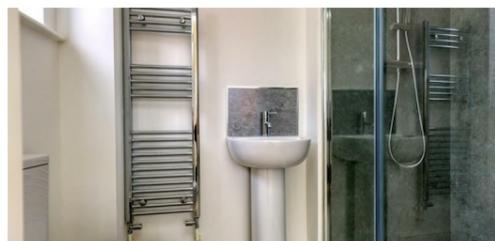
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- High quality development
- Modern layout inc. 3 bedrooms
- Around 900 sqft
- Private parking and gardens
- Popular edge of village location

The sale of Plot 24, Whittington Grange, does, therefore, provide an excellent opportunity for purchasers to acquire a newly constructed architect designed family home in this particularly pleasant edge of village location.

**N.B.**

Whittington Grange Phase 1 is constructed and occupied. Phase 2 (which plot 24 is a part of) is now constructed and ready for occupation. Phase 3, the final phase, is due to commence shortly.

**SITUATION**

Whittington Grange is situated between the villages of Gobowen and Whittington, both of which have a range of local shopping, recreational and educational facilities to serve most day-to-day needs. Gobowen also benefits from a mainline railway station. The larger centres, also, of Oswestry (2.5 miles), Ellesmere (7 miles) and the county towns of Shrewsbury (17 miles) and Chester (25 miles), are also all within easy motoring distance and offer a more comprehensive range of amenities of all kinds.

**GROUND FLOOR**

- Reception Hall
- Cloakroom
- Living room: 4.46m x 4.16m (with staircase to first floor)
- Open plan Kitchen/Dining Room: 5.15m x 3.51m Fully fitted kitchen including a 1.5 bowl stainless steel sink unit (H&C) with roll topped work surface areas, base units incorporating cupboards and drawers, integrated appliances including a Lamona dishwasher, four ring halogen hob unit with extractor hood over and matching oven below, integrated fridge and freezer, planned space for an appliance, matching eye level cupboards, double opening fully glazed doors in to the rear patio area, a door in to a recessed understairs storage cupboard.

**DESCRIPTION**

Halls are delighted with instructions to offer Plot 24, Whittington Grange, Gobowen, near Oswestry, for sale by private treaty.

Plot 24 is an architect designed three bedroom semi-detached family house within a small and select new development, situated a short distance from the popular village of Gobowen and within a short commute (1.1 miles) to the A5 trunk road providing easy access north and south.

The internal accommodation, which has been designed to provide a family friendly and sociable living space, provides, on the ground floor, a Reception Hall, Kitchen/Dining Room, Living Room and downstairs Cloakroom together with three first floor Bedrooms (Bedroom 1 with Ensuite) and a Family Bathroom. The property will have the benefit of double glazed windows and doors throughout, an Air Source heating system and a Q Assure Build Ltd warranty.

Outside, the property will benefit from a tarmac drive with room for parking two vehicles.

The garden areas will be cleared, cultivated and top soiled allowing a purchaser the possibility of landscaping to their own tastes and preferences

**FIRST FLOOR**

Landing Area - inspection hatch to roof space, door in to the Airing Cupboard housing the hot water cylinder.

- Bedroom 1: 3.29m x 3.2m
- En-Suite Shower Room
- Bedroom 2: 3.51m x 3.2m
- Bedroom 3: 2.60m x 2.25m
- Family Bathroom

Please note: measurements have been provided by the developer and should be treated as approximate measurements only.

**OUTSIDE**

Immediately to the front of the property is a double width tarmac drive providing two car parking spaces.

**GARDENS**

To the rear is a paved patio area providing ideal space for outdoor entertaining leading on to an area of which will be cleared, cultivated and top soiled allowing a purchaser the possibility of landscaping to their own tastes and preferences

**RESERVATION PROCESS**

A reservation fee of £2000.00 (to be held by Quatrefoil Homes) will be required on an agreement of an offer to reserve the property. An exchange of contracts will need to take place within 8 weeks of the issue of the draft contract with a completion date to be confirmed. However, should the purchasers not proceed to an exchange of contracts within the required timescale, Quatrefoil Homes reserve the right to re-market the property and return the reservation fee to the purchaser's with an amount deducted to cover aborted legal fees (maximum amount to be retained is £750, plus VAT).

**SERVICES**

We understand that the property has the benefit of mains water, electricity and drainage. We are informed that the property is situated in an area capable of receiving ultra fast broadband.

**TENURE**

The property is said to be of freehold tenure and the vacant possession will be given on completion of the purchase.

**MANAGEMENT CHARGE**

We are advised that a management charge in the region of £250 per year is due to cover the maintenance of the communal areas.

**LOCAL AUTHORITY & COUNCIL TAX**

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