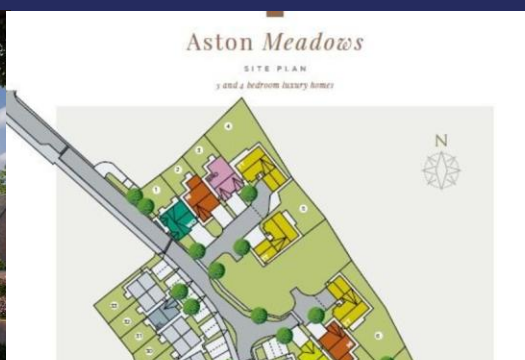




Helping *you* move



Plot 1 The Wordsworth  
Whitchurch Road, Aston  
Nantwich, CW5 8DB

Asking Price Of  
**£374,995**

## Overview

- Newly Built Detached House
- By Award Winning Developers Hollins Homes
- Available for Early Completion
- Spacious Lounge
- Open Modern Kitchen/Diner
- Four Bedrooms Master En Suite
- Integral Garage
- Predicted EPC tba
- Viewing Recommended
- Other properties available

This spacious property boasts a spacious living room, a modern kitchen with contemporary family sitting and dining areas with bi-folding doors opening to the rear aspect. A utility and WC complete the downstairs.

The upstairs comprises four double bedrooms, one with en-suite, and a separate family bathroom.

Combining contemporary design with unrivalled luxury, Aston Meadows comprises 33 carefully designed properties, perfectly complementing the local area. The prestigious development features homes to suit every customer's needs, three and four bedrooms, across semi-detached and detached properties.

Each home is exquisitely styled, inside and out, with high-class specification, finishing and balanced use of space, with Hollins' trademark attention to detail extending to the professionally landscaped development.

Situated in the village of Aston, the development seamlessly combines a new community of striking modern property design with the peaceful rural Cheshire landscape, ideal for those wanting the best of both worlds.

## LOCATION

A sought-after area with breathtaking scenery, Aston Meadows is an ideal location for your new home, with the growing village of Wrenbury's local amenities nearby, and Nantwich town centre just a short drive away. With quick access to the M6, Aston Meadows provides the perfect location to commute from whilst providing a tranquil community to come home to.

## ACCOMMODATION

### ENTRANCE HALL

With Cloakroom having WC and hand basin

### LOUNGE

16' 7" x 10' 8" (5.05m x 3.25m)

### KITCHEN/DINING

27' 5" x 10' 8" (8.36m x 3.25m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

14' 7" x 10' 8" (4.44m x 3.25m) With En Suite Shower

### BEDROOM TWO

12' 4" x 8' 2" (3.76m x 2.49m)

### BEDROOM THREE

9' 8" x 10' 8" (2.95m x 3.25m)

### BEDROOM FOUR

Single Bedroom

### FAMILY BATHROOM

### INTEGRAL GARAGE

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

## SERVICES

We are advised that mains electricity, water and drainage 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.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

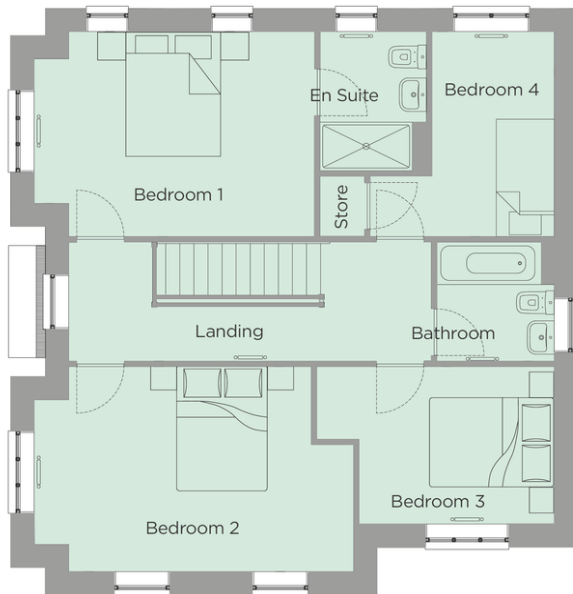
## HOW TO FIND THIS PROPERTY

Exit Whitchurch on the A525 towards Nantwich, continue on for approximately 5 miles until you reach the village of Aston and Aston Meadows can be found on the right hand side just after the crossroads

## METHOD OF SALE

For Sale by Private Treaty

WH240721



## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**BARBERS WHITCHURCH**

**Tel: 01948 667272**

**Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)**



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.