



Helping *you* move



The Egerton, Talbot Manor, Whitchurch, SY13 1NR

£314,950

SUPERB NEW DEVELOPMENT. The Egerton is a fantastic four bedroom detached family home with integral garage situated on an exciting new development in the market town of Whitchurch.

Plot 73 The Egerton, Talbot Manor, Whitchurch, SY13 1NR

Helping *you* move

Overview

- Superb Newly Built Detached Home
- Four Bedrooms
- Exciting New Development
- Lounge, Kitchen/Diner
- Utility Room, Cloakroom
- Master En Suite and Family Bathroom
- Integral Single Garage
- 10 Year NHBC Buildmark Warranty
- Gas Central Heating



“Talbot Manor is an exciting new development comprising of a superb mix of 2, 3 and 4 bedroom homes all built to a high specification.

The Egerton is an imposing four bedroom family property with integral garage featuring a large kitchen/dining room with doors to rear garden, a superb spacious lounge and handy cloakroom and utility situated to the ground floor.

To the first floor the master bedroom benefits from en-suite facilities for added privacy, along with three further generously sized bedrooms and family bathroom completing the layout of this splendid family home.

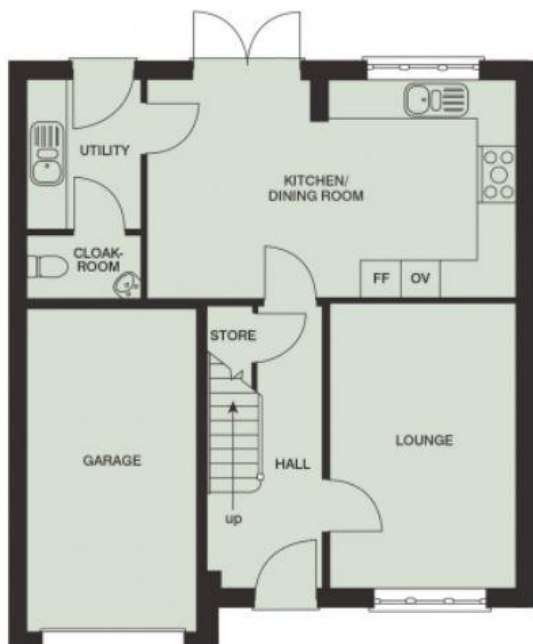
The development is well served by educational facilities with a good selection of schools in and around the surrounding area from pre-school, nursery and junior through to secondary and further education.

A Sainsburys super market is just a short walk from the development and the flourishing town centre offers a range of independent local shops and boutiques, markets, eateries and restaurants, traditional pubs and bars, as well as leisure facilities and a swimming pool.

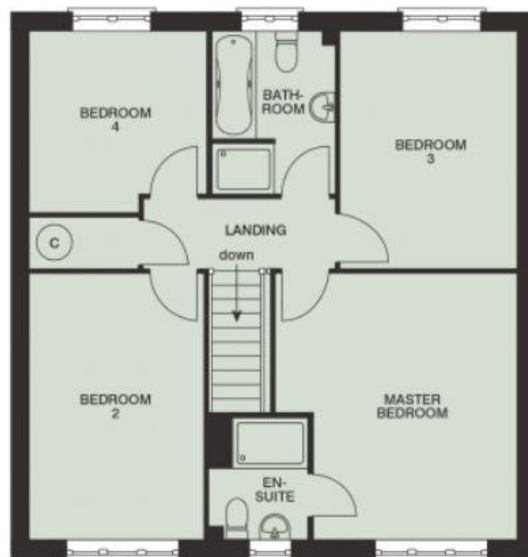
For lovers of the great outdoors, the town is surrounded by beautiful countryside with delightful walks along the North Shropshire Canals to Grindley Brook through to Whitchurch Waterways County Park - a green ribbon of quiet, open space including grassy areas, wetland and woodland. Staggs Brook stretches from Jubilee Park to the canal spur at Chemistry and is a haven for wildlife in the heart of Whitchurch.

An ideal place for commuting, Whitchurch is situated 20 miles from Shrewsbury, Chester and Wrexham and can be reached by road, rail and regular bus services.”

Ground Floor



First Floor



LOUNGE

9' 8" x 14' 11" (2.95m x 4.55m)

KITCHEN/DINING ROOM

19' 4" x 11' 4" (5.89m x 3.45m)

MASTER BEDROOM

12' 7" x 13' 10" (3.84m x 4.22m)

BEDROOM TWO

9' 1" x 13' 10" (2.77m x 4.22m)

BEDROOM THREE

9' 2" x 12' 5" (2.79m x 3.78m)

BEDROOM FOUR

9' 3" x 9' 6" (2.82m x 2.9m)

GARAGE

8' 10" x 16' 10" (2.69m x 5.13m)

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

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas central heating. 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.

VIEWING ARRANGEMENTS

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

HOW TO FIND THIS PROPERTY

Turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury, continue along and the development can be found on the right hand side shortly after the turning for Blackmore Grove.

ENERGY PERFORMANCE

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

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.

METHOD OF SALE

For Sale by Private Treaty.

WH30112 29112021

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!

Tel: 01948 667272

WHITCHURCH

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Email: whitchurch@barbers-online.co.uk

Barbers

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.