





## **Plot 1, The Firs, Churchstoke, Montgomery, SY15 6AH Offers In Excess Of £400,000**

Introducing a prestigious development of only three brand new executive style detached houses. Each home features three spacious bedrooms, two inviting reception rooms, a study, and an en-suite bathroom. Plots 1&2 are available for £430,000, while Plot 3 is priced at £460,000. Enjoy breathtaking, far reaching views as these homes back onto picturesque farmland. Each property includes a garage and a driveway, along with high-spec Samsung appliances. With completion anticipated by the end of April 2025, now is the perfect time to inquire about securing one of these remarkable homes.

**SUMMARY**

This select development of just three detached houses, all having three bedrooms, two receptions and en suite and a single garage. The development is located on the edge of this popular community and backs onto farmland. Within easy reach of both Bishops Castle (5.5 miles) and Montgomery (4.6 miles), both offering good local facilities and services. The larger towns of Shrewsbury (20 miles), Newtown (11.5 miles) and Welshpool (10 miles) are within easy reach and offer a full range of services and access to the national road and rail network.

**ENTRANCE****ENTRANCE HALLWAY**

Staircase to the first floor.

**CLOAKROOM****LIVING ROOM**

Dual aspect with windows to the front and side. Fireplace with gas burner inset. Double doors to the kitchen/breakfast room.

**DINING ROOM**

Window to the front aspect.

**KITCHEN/BREAKFAST ROOM**

French doors giving access to the back garden and countryside views. Two windows giving countryside views. Door to:

**UTILITY ROOM**

Door to the side.

**FIRST FLOOR LANDING**

Window to the front aspect. Airing cupboard.

**BEDROOM 1**

Window to the rear giving countryside views. Door to:

**EN SUITE SHOWER**

Window to side.

**BEDROOM 2**

Window to the rear giving countryside views.

**BEDROOM 3**

Window to the front aspect.

**STUDY**

Window to the rear giving countryside views.

**BATHROOM**

Window to front.

**OUTSIDE****GARAGE**

With driveway parking and turning space.

**FRONT****REAR**

Patio entertainment area. Laid to grass. Enjoying countryside views.

**SPECIFICATIONS**

- \* Luxury fitted kitchen with integrated Samsung appliances: Smart Oven, with Pyrolytic Cleaning, Air Fry and Steam Assist, Dual Cook. Combination Microwave Oven with Airfry & Natural Steam functions. Induction Hob, Slim Fit with Flex Zone Plus, Cooker Hood, with Auto Connectivity. Dishwasher with Auto Door and SmartThings. Integrated Fridge Freezer with SpaceMax™ Technology.

- \* Oak internal doors

- \* Mains water and drainage

- \* Solar PV

**AGENTS NOTES**

Specifications may be amended at any time and without notice and are subject to availability at the time of delivery.

Anticipated completion date: January 2025

Postal address: These are not allocated yet

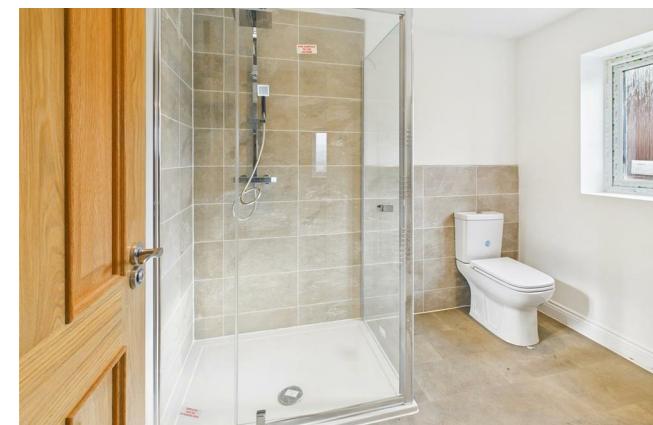
Council tax: Not yet assessed

Predicted EPC- Band A

New build warranty provider: Build-Zone

Planning permission: Powys County Council P/2017/0654

Reservation Fee: £1,000



**General Services:****Local Authority:** Powys County Council**Council Tax Band:** TBC**EPC Rating:** TBC**Tenure:** Freehold**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.**Directions:**

From Welshpool take the A483 Newtown Road and at the Sarnybry Caled roundabout take the first exit signed for Churchstoke/Montgomery (A490). Proceed through the village of Forden, passing The Cock hotel on the right and after leaving the village take the first left, signposted Chirbury/Churchstoke (A490). In the village of Chirbury go straight ahead towards Churchstoke. At the T Junction, as you enter the village, take the left onto the A489 Newtown Road. The property can be found a short distance along on the right hand side as indicated by our For Sale board.

**Viewing arrangements**

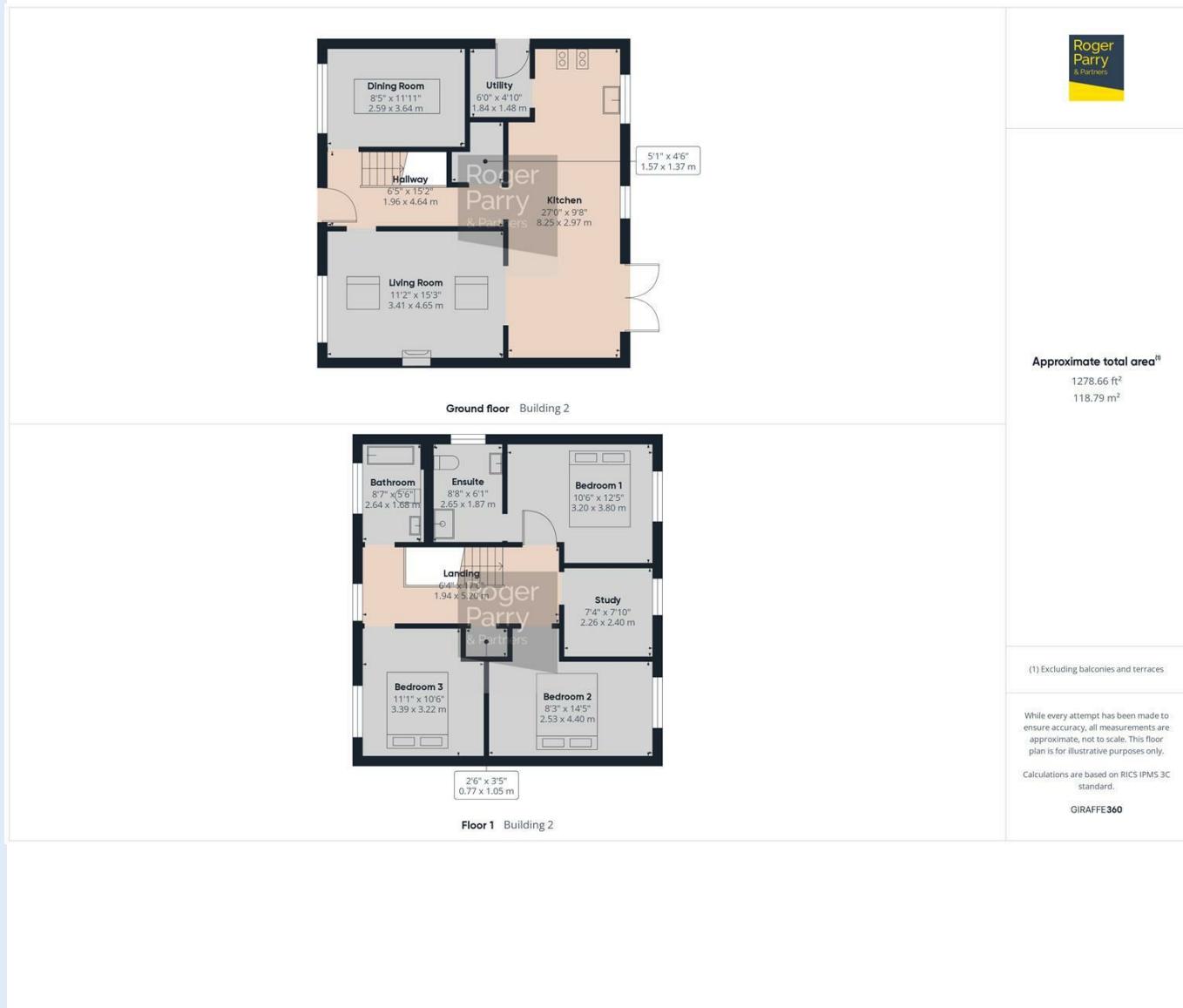
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.