

# 27 MEADOWLANDS ROAD

## | WHITCHURCH | | SY13 3FA







This recently built four-bedroom detached family home by David Wilson Homes is tucked away on the popular Clockmakers development, with a landscaped garden, open-plan kitchen/diner, two reception rooms, garage, owned solar panels and EV charger.

**Asking Price £440,000**





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- **Landscaped and Private Garden**
- **Over 9 Years of NHBC Warranty**
- **Detached Garage and Driveway**
- **Fitted Blinds and Lights Throughout**
- **Solar Panels, EV Charger and EPC 'A' Rating**
- **Fitted Wardrobes and En-Suite to Main Bedroom**

## DESCRIPTION

Built by David Wilson Homes to their popular Holden design, this attractive detached property offers four double bedrooms, well-planned family accommodation and a private landscaped garden. Tucked away within the development, it enjoys a quieter position with the added reassurance of a setting that feels well suited to family life. With over nine years remaining on the NHBC warranty, owned solar panels and an EV charger, it combines the reassurance of a relatively new home with the benefits of a property that has been thoughtfully made your own.

The ground floor provides a welcoming entrance hall, a spacious front-facing lounge with bay window and a second reception room, currently used as a home office but equally suited to a playroom or additional family space. At the heart of the house is the open-plan kitchen/diner, a bright and sociable space with integrated fridge/freezer and dishwasher, together with a cooker and five-ring gas hob. French doors open directly onto the patio and garden, creating a natural extension of the living space and a lovely setting for family meals, entertaining or simply enjoying the outdoors. A separate utility room, ground floor WC and ample storage help keep the practicalities of family life nicely organised.

Upstairs, the bright galleried landing leads to four double bedrooms, including a main bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms offer plenty of flexibility for children, guests or further home-working space. The family bathroom is fitted with a separate bath and shower, adding to the practicality of the accommodation.

Outside, the private landscaped garden provides an attractive setting for relaxing and entertaining, with established shrubs, a lawned area and patio. The property also benefits from a driveway providing parking for two vehicles, together with a garage.

Since purchasing the property, the current owners have added blinds, carpets and flooring, light fittings, fitted wardrobes to the main bedroom and landscaped the garden, creating a home that feels both comfortable and well cared for. The owned solar panels and EV charger further enhance its appeal, making this a particularly well-equipped choice for buyers looking for a modern family home in Whitchurch.

## LOCATION

## ROOMS

## GROUND FLOOR

## ENTRANCE HALL

## W.C.

## LIVING ROOM

## STUDY/PLAY ROOM

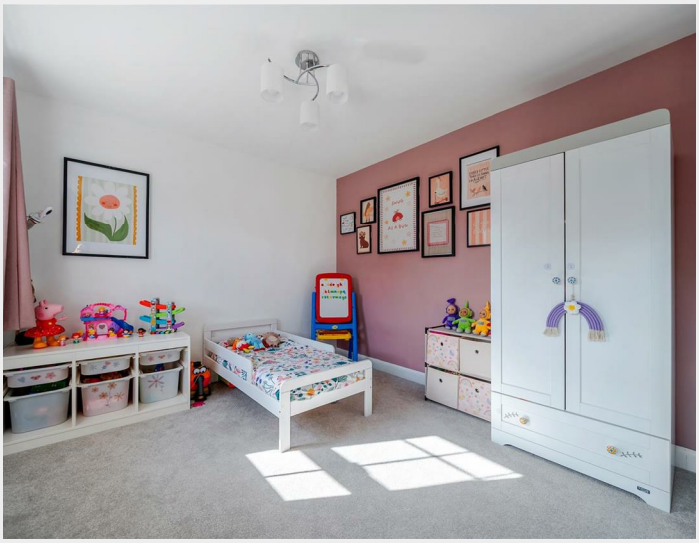
## KITCHEN/DINING ROOM

## UTILITY ROOM

## FIRST FLOOR

## BEDROOM ONE





## EN-SUITE

## BEDROOM TWO

## BEDROOM THREE

## BEDROOM FOUR

## BATHROOM

## EXTERNAL

## EXTERNAL

## DETACHED GARAGE

## LOCAL AUTHORITY
Shropshire Council.

## COUNCIL TAX BAND
Council Tax Band: E

## POSSESSION AND TENURE
Freehold with vacant possession on completion.

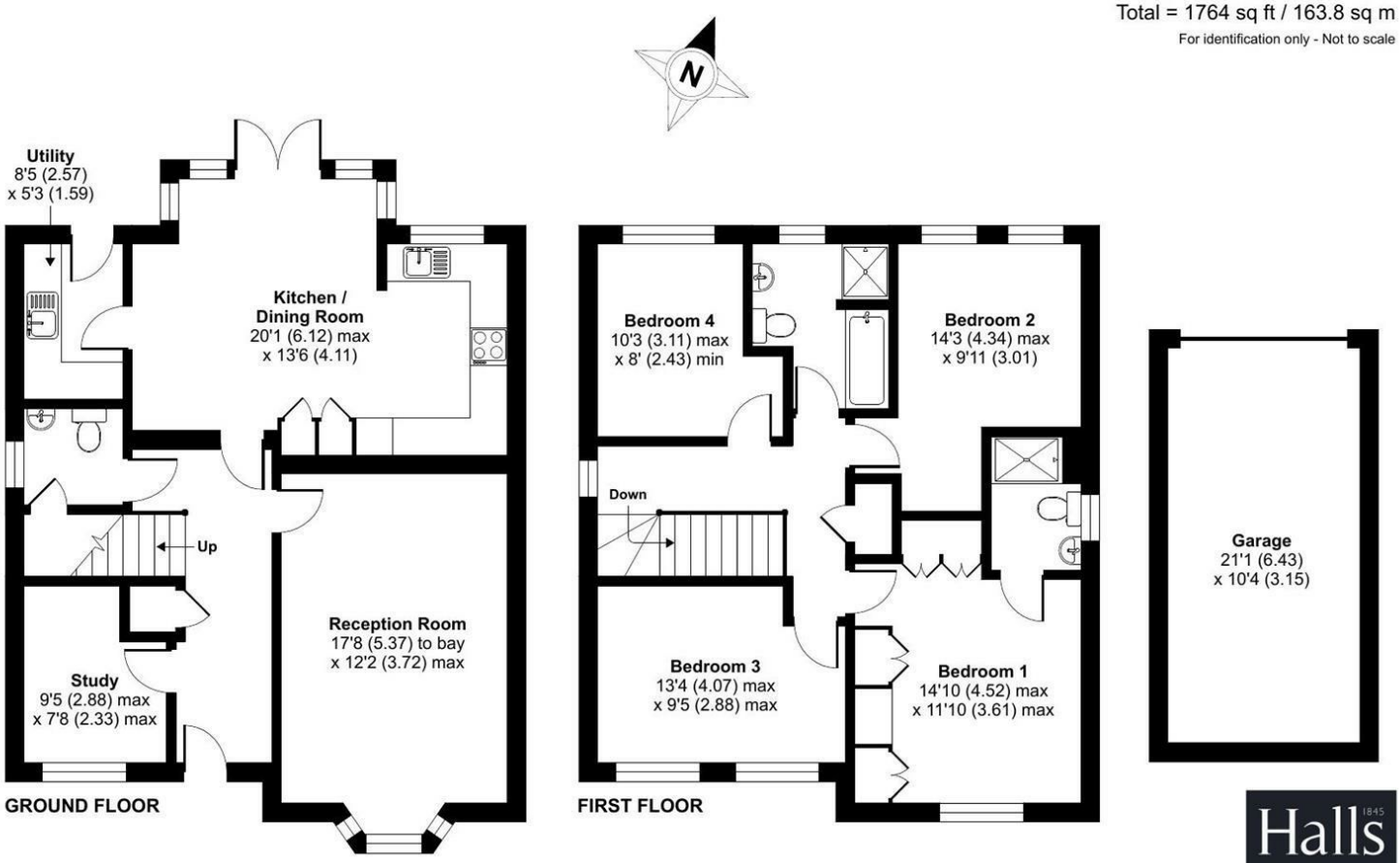
## VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

## ADDITIONAL REMARKS
Please note: this property is being marketed by an employee of Halls Holdings Ltd.

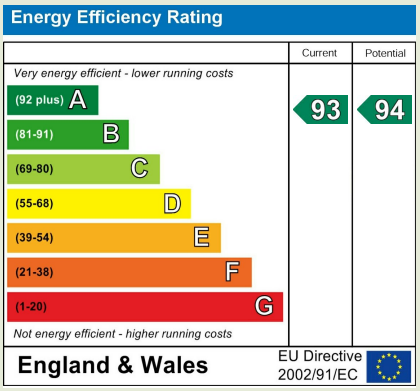
## INCENTIVES
Light fittings, blinds, carpets and flooring included.

## 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.

Approximate Area = 1545 sq ft / 143.5 sq m
Garage = 219 sq ft / 20.3 sq m
Total = 1764 sq ft / 163.8 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: 1520624




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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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**WHITCHURCH SALES**

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