



Silver Birch Close  
Higher Heath



## Welcome to Silver Birch Close

**Silver Birch Close is an exclusive collection of just six detached and semi-detached 3 and 4-bedroom family homes.**

Nestled in the scenic village of Higher Heath, Silver Birch Close offers an idyllic escape from the hustle and bustle of modern life while maintaining convenience with excellent services close by. The nearby historic market town of Whitchurch offers a delightful array of independent shops, cafes, bars, and restaurants, including two that proudly feature in the Michelin Guide.

This new development is ideal for couples and growing families in search of the perfect home.

A superb collection of 3 & 4 bedroom homes from just **£299,995**







# Silver Birch Close

Higher Heath





## The Montford

### Plots 1 & 2

-  Semi-detached
-  1089 sq ft
-  3 bedrooms
-  2 bathrooms & WC

## The Ascot

### Plots 3, 4, 5 & 6

-  Detached
-  1778 sq ft
-  4 bedrooms
-  3 bathrooms & WC



Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements, play areas and public open spaces may change to reflect changes in the planning permission for the development. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## Charming rural village Higher Heath

**Higher Heath is a charming rural village situated within the beautiful Shropshire countryside.**

The neighbouring village of Prees benefits from a post office, convenience store and newsagents meaning you have all essentials on your doorstep. The village includes a thriving junior and infant school. Other facilities include doctor's surgery, hairdressers and on the outskirts of the village is a railway station with links to Birmingham and Manchester.

Further afield, a ten-minute drive will take you to the busy market town of Whitchurch which offers a wealth of independent shops, cafes, bars and restaurants to suit all tastes.

Whitchurch also has a train station, which provides a direct line between Crewe and Shrewsbury with onward connections to Manchester, London, Birmingham, and Cardiff. With fantastic commuter links via road (A49 & A41) and rail, the area is perfect for modern family living.

Contact **Megan James** for more information  
about the specification included in your new home:  
[silverbirch@belfordhomes.co.uk](mailto:silverbirch@belfordhomes.co.uk) or call **01630 500 500**



## 3-bedroom semi-detached house Montford

£299,995

**Plots: 1 & 2**



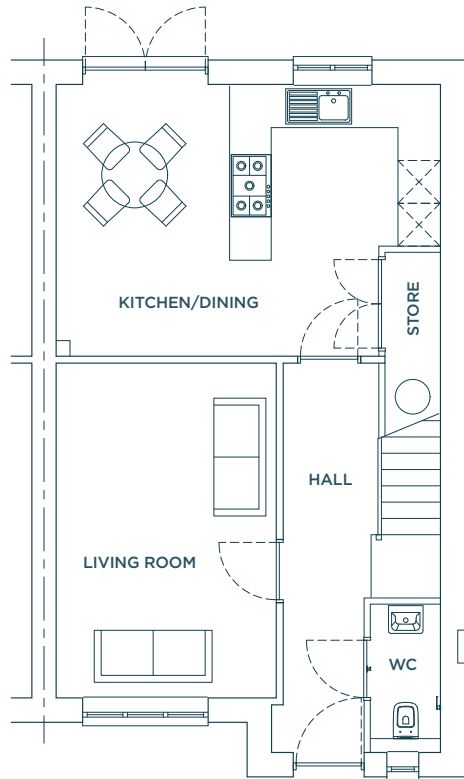
At nearly 1,100 sq ft, the Montford provides 15% more internal living area compared to the average three-bedroom semi-detached house.

This delightful, high-specification home has a beautiful south-facing garden with a garden shed and a bin storage unit. It also features two designated parking spaces and a Simpsons & Partners EV charger.

The open-plan kitchen and dining area opens through French doors to the rear patio and garden. The contemporary kitchen by Häcker comes fitted with Neff appliances and a Blanco tap and features a full height larder cupboard alongside a separate large store cupboard for extra storage. At the front of the home, a spacious lounge provides a cosy retreat, while a well-proportioned WC is conveniently located off the hall.

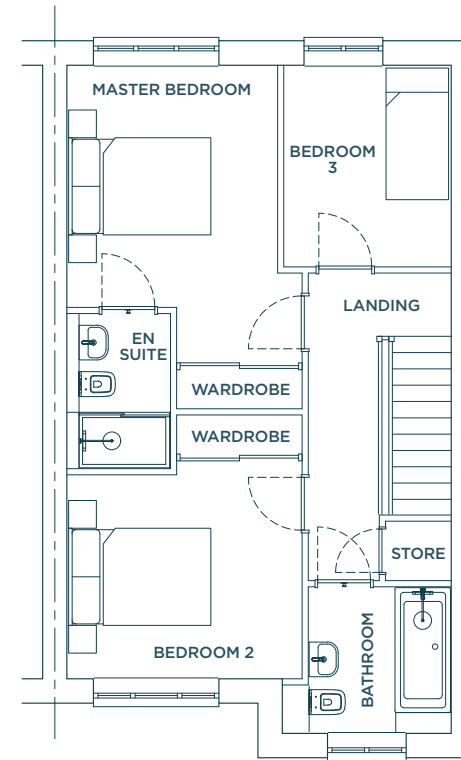
Upstairs there is a fantastic master bedroom with a built-in wardrobe and a luxury en suite featuring a Vitra wall hung toilet with hidden cistern and a soft close seat, a Hudson Reed floor standing vanity unit and contemporary Vado brassware available in various styles and finishes. The second bedroom is a generous double bedroom with its own built-in wardrobe, while the third bedroom is a comfortable single bedroom. The family bathroom includes a large bath with an overhead shower and the same high quality sanitaryware and brassware as the master en suite and WC.

## Ground floor



<b>Kitchen/Diner</b>	18' 1" x 12' 9"	5518mm x 3895mm
<b>Living Room</b>	15' 9" x 10' 4"	4804mm x 3150mm
<b>WC</b>	6' 10" x 3' 3"	2089mm x 987mm
<b>Hall</b>	18' 5" x 3' 9"	5616mm x 1142mm

## First floor



<b>Master Bedroom</b>	11' 4" x 9' 10"	3468mm x 3013mm
<b>Master En Suite</b>	7' 3" x 4' 10"	2212mm x 1469mm
<b>Bedroom 2</b>	11' x 9' 7"	3367mm x 2917mm
<b>Bedroom 3</b>	9' 5" x 7' 10"	2884mm x 2392mm
<b>Bathroom</b>	6' 10" x 6' 8"	2089mm x 2038mm
<b>Landing</b>	14' 6" x 6' 8"	4418mm x 2038mm

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales advisor for details of the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Check the site plan for plot handing's.





4-bedroom detached house  
**Ascot**

from **£519,995**

**Plots: 3, 4, 5 & 6**

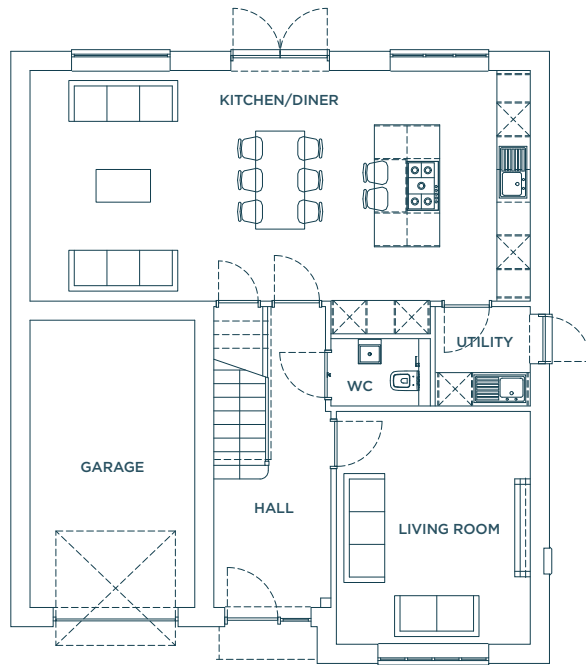


At just under 1,800 sq ft, the Ascot offers 20% more internal living space than the typical four-bedroom detached house, positioning it as a substantial family home with its exceptional specification and carefully considered internal layout. A beautiful south-facing garden and a private driveway further enhance the Ascot, with an integral garage accessed via an automated garage door for convenience.

The kitchen, dining, and living area is complete with a full-size separate fridge and freezer, three tall larder cupboards, a slide & hide oven, a warming drawer, a Quooker Flex 3-in-1 boiling tap, integrated recycling bins, and a quartz island worktop. The spacious lounge features an inset electric fire, ideal for unwinding and relaxing after a long day. The ground floor also includes a good-sized WC, a utility room complete with both a washing machine and tumble dryer, and a practical storage cupboard positioned beneath the stairs.

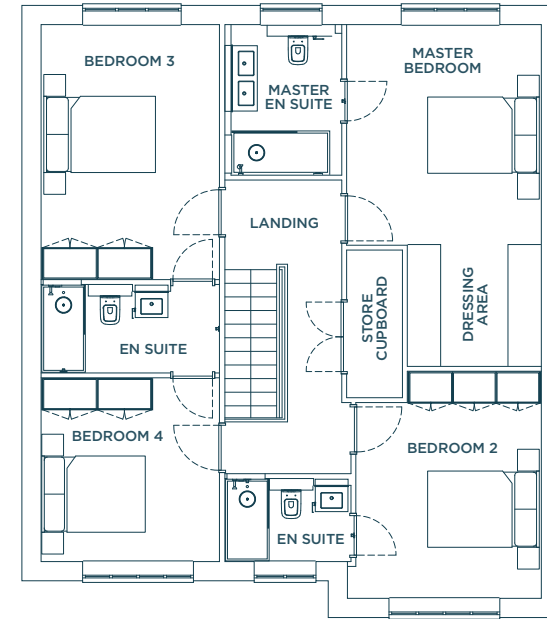
Upstairs there are four spacious king-sized bedrooms, each with private en-suite facilities. The master bedroom includes a walk-in dressing area with a dressing table and LED mirror, while the second, third and fourth bedrooms are fitted with built-in wardrobes. The master en suite enjoys a double vanity unit and large walk-in shower, complete with a double recessed cabinet mirror to keep your essentials neatly organised. Completing the first floor is a substantial store cupboard, fitted with airing shelves, ready to house your fresh bedding and towels.

## Ground floor



<b>Kitchen/Dining</b>	30' 1" x 13' 10"	9160mm x 4210mm
<b>Living Room</b>	13' 11" x 11' 7"	4250mm x 3535mm
<b>Utility</b>	5' 11" x 5' 8"	1800mm x 1720mm
<b>WC</b>	5' 11" x 4'	1800mm x 1210mm
<b>Hall</b>	18' 1" x 7'	5525mm x 2125mm
<b>Garage</b>	17' 4" x 9' 11"	5275mm x 3025mm

## First floor



<b>Master Bedroom</b>	13' 2" x 11' 8"	4025mm x 3550mm
<b>Dressing Area</b>	8' x 7' 4"	2450mm x 2225mm
<b>Master En Suite</b>	9' x 6' 7"	2740mm x 2000mm
<b>Bedroom 2</b>	11' 8" x 11' 1"	3570mm x 3380mm
<b>Bedroom 2 En Suite</b>	7' 6" x 4' 11"	2290mm x 1500mm
<b>Bedroom 3</b>	15' 3" x 10' 8"	4658mm x 3250mm
<b>Bedroom 3/4 En Suite</b>	10' 8" x 5' 3"	3250mm x 1600mm
<b>Bedroom 4</b>	11' x 10' 8"	3349mm x 3250mm
<b>Store Cupboard</b>	8' 9" x 3' 3"	2675mm x 1000mm
<b>Landing</b>	17' 7" x 7' 6"	5367mm x 2290mm

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If you are interested in this development or have any questions, please feel free to contact our friendly team: [silverbirch@belfordhomes.co.uk](mailto:silverbirch@belfordhomes.co.uk) or call **01630 500 500**

While others build houses, we create homes.



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