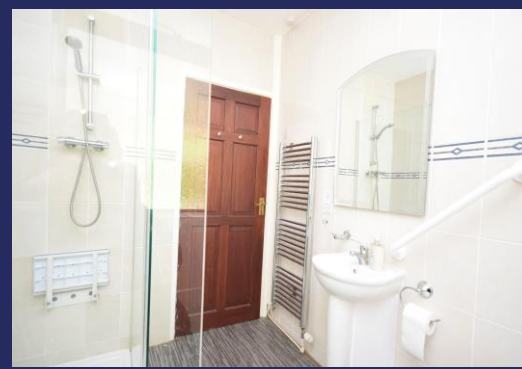




Helping *you* move



## 8 Pear Tree Lane, Whitchurch

A detached dormer Bungalow, located in a well regarded area of Whitchurch, having flexible accommodation which could be used in a variety of ways depending on the requirements of the occupants.

Offers in the Region of

**£395,000**

# 8 Pear Tree Lane, Whitchurch, SY13 1NG

## Overview

- Detached Dormer Bungalow
- Situated in a Sought After Area
- Flexible Accommodation
- Living Room, Kitchen/Diner
- Dining Room or Bedroom Three
- Ground Floor Bedroom
- Ground Floor Shower Room
- First Floor Bedroom & Ensuite
- Large Garden Room
- Sizeable Detached Garage
- Well Stocked Mature Gardens
- EPC Rating E , Council Tax Band D
- No Upward Chain



## Location

Situated on the edge of the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## Brief Description

Set back from the lane behind a secluded and well established garden, 8 Pear Tree Lane is a detached dormer bungalow, having roomy ground floor accommodation and first floor bedroom with ensuite shower room.

Approached from a driveway which provides ample off-road parking, there is an enclosed Entrance Porch leading into an Entrance Hall having parquet flooring and a staircase ascending to the first floor. The bright Living Room overlooks the front and the side of the property, and there is also another reception room at the rear of the property that could be used as a Dining Room or Family Room or third Bedroom. The Kitchen has a comprehensive range of fitted units, and although they look outdated compared to modern styles, they are in usable condition, having integrated fridge and freezer and a slot in electric cooker. A door leads to the Garden Room which would make a fantastic space to sit and have morning coffee and survey the rear garden.



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Completing the ground floor accommodation, the Master Bedroom has a superb range of modern fitted wardrobes providing plenty of hanging and drawer space and there is a separate modern Shower Room equipped with large shower cubicle, hand basin and WC.

On the first floor there is a light and airy Bedroom with practical built in storage, with an Ensuite Shower Room. This first floor room would also make an ideal hobby room or study.

The bungalow stands in private gardens that have an abundance of mature planting providing a peaceful outside area for keen gardeners to enjoy. The larger than average garage has plenty of room to accommodate a vehicle and have space for a work or storage area to the rear.

There is no upward chain involved in the sale of this property.



#### TENURE

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

#### LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains water, drainage, gas and electricity 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. The gas fire in the Living Room is not in working order and has been disconnected.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

Take the Chester Road out of Whitchurch, turn left at the 'Pear Tree Lane' turning, proceed along Pear Tree Lane and the property is located after a short distance on the right hand side.

#### 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.

#### EPC

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

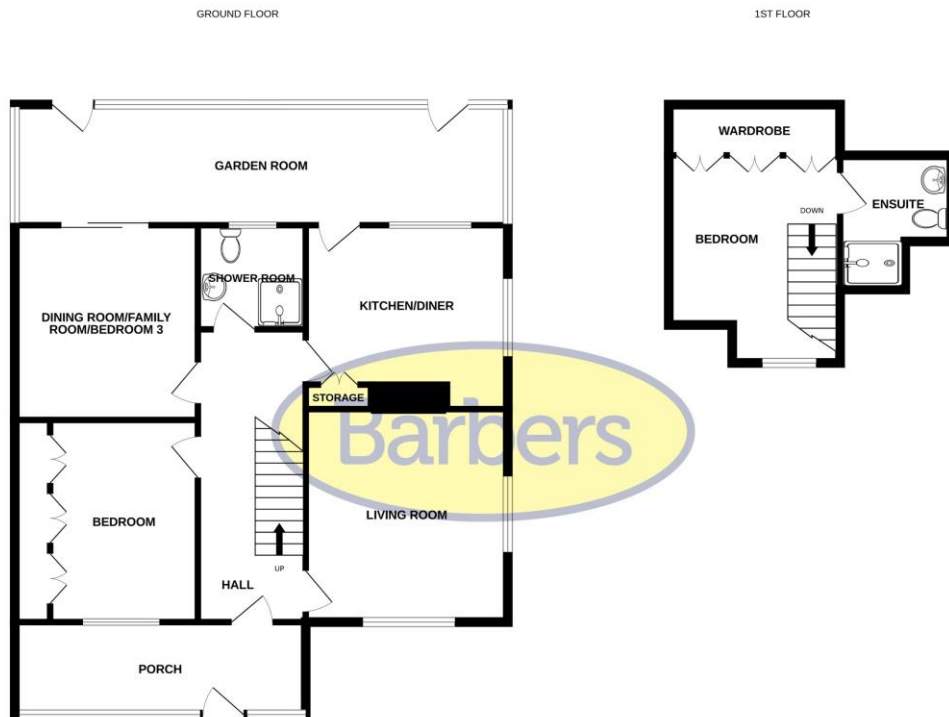
#### METHOD OF SALE

For Sale by Private Treaty.

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#### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**All measurements quoted are approximate:**

**LIVING ROOM 16'3" X 12'4" (4.95M X 3.76M)**

**KITCHEN/DINER 13'8" X 12'3" (4.17M X 3.73M)**

**BEDROOM ONE 12' 10" x 9' 8" (3.91m x 2.95m)**

**DINING ROOM/BEDROOM THREE 11'9 X 11'8 (3.58M X 3.56M)**

**GARDEN ROOM 31'3" X 7'2" (9.53M X 2.18M)**

**BEDROOM TWO 10'6" X 9'7" (3.2M X 2.92M)**



## 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 667 272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667 272

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