



5 Queens Road, Whitchurch, SY13 1RG

Helping *you* move



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Offers In Region Of £330,000



A superb Edwardian three bedroom semi detached house that and has been beautifully refurbished and extended to a very high standard to transform it into a truly impressive family home that is immaculately presented throughout.

- Superb Edwardian Semi-Detached House
- Three Bedrooms
- Beautifully Refurbished and Extended to a very high standard
- Off Road Parking and Single Garage
- Great Size Rear Garden
- Convenient for Town Centre, Train Station and Local Schools
- Master En Suite and Family Bathroom
- EPC D, Council Tax Band C



A superb Edwardian three bedroom semi detached house conveniently situated within walking distance of the town centre, train station and local schools. It is full of character and charm and has been beautifully refurbished and extended to a very high standard to transform it into a truly impressive home that is immaculately presented throughout. The ground floor comprises Entrance Hall, Lounge with bay window, Snug opening into a fabulous Kitchen/Diner with French doors onto the rear garden, Utility Room and Cloakroom with WC. The first floor boasts Three Bedrooms incorporating two doubles and a single, Master En Suite Shower Room and a Family Bathroom. Outside, there is a long driveway leading to a single garage, providing ample parking space for several vehicles. There is a great size rear garden mainly laid to lawn with a paved patio area and attractive borders filled with an abundance of established shrubs, plants and trees.





## LOCATION

The property is situated in the busy and historical 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.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## 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.

## DIRECTIONS

At the town's traffic lights turn into Station Road and the turning for Queens Road will be found on the left hand side and the property can be found after a short distance on the left.

## 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.

## ENERGY PERFORMANCE

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

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## 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.

WH33358 080623



## LOUNGE

14' 5" x 12' 5" (4.39m x 3.78m)

## SITTING ROOM

13' 2" x 10' 8" (4.01m x 3.25m)

## KITCHEN/DINER

20' 1" x 9' 7" (6.12m x 2.92m)

## UTILITY ROOM

5' 9" x 4' 8" (1.75m x 1.42m)

## BEDROOM ONE

13' 2" x 9' 8" (4.01m x 2.95m)

## EN SUITE

6' 1" x 3' 7" (1.85m x 1.09m)

## BEDROOM TWO

14' 5" x 11' 7" (4.39m x 3.53m)

## BEDROOM THREE

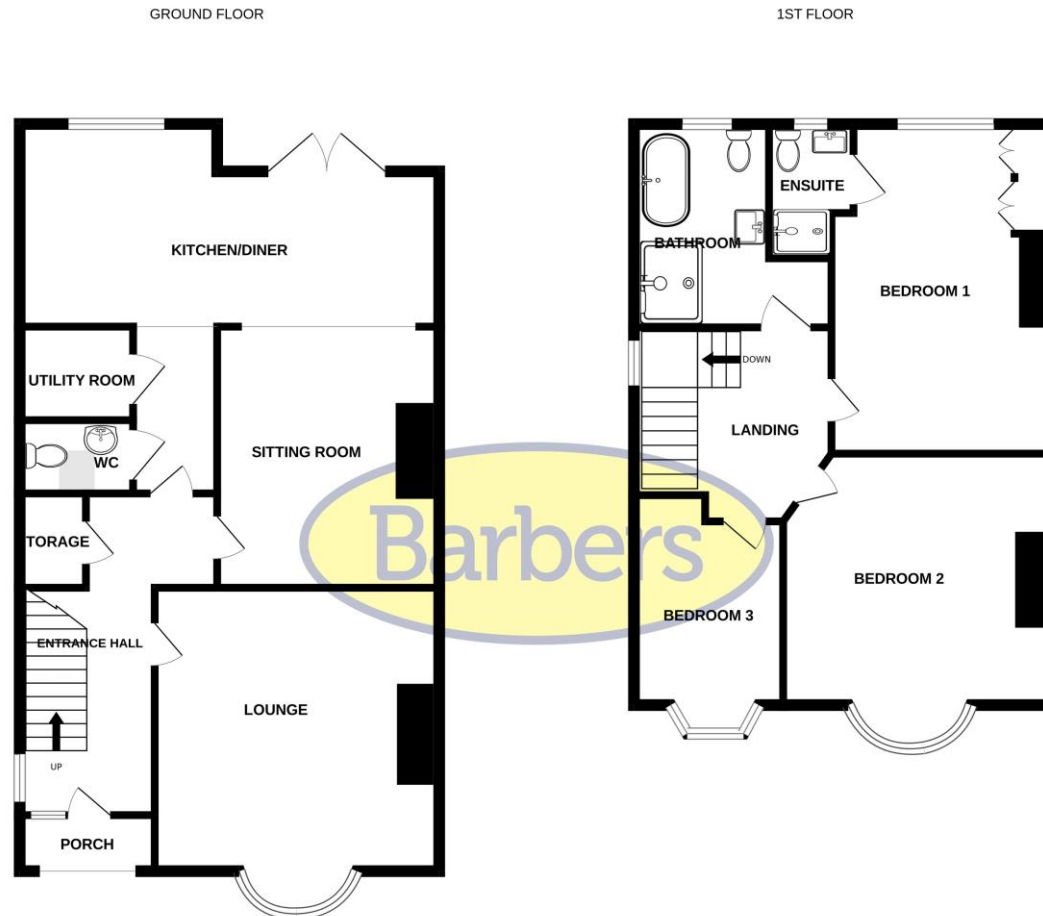
8' 3" x 8' 0" (2.51m x 2.44m)

## FAMILY BATHROOM

9' 4" x 5' 8" (2.84m x 1.73m)

## GARAGE

19' 0" x 9' 5" (5.79m x 2.87m)



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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**WHITCHURCH**  
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