



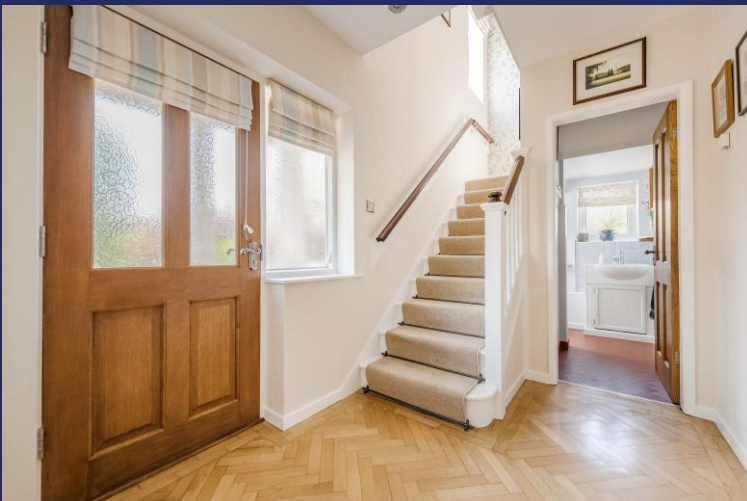
Springfield, 181 Alkington Road,
Whitchurch, SY13 1SX

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Springfield, 181 Alkington Road, Whitchurch, SY13 1SX

Offers In Region Of £525,000



An impressive three bedroom detached house set in a quiet residential location on the edge of Whitchurch. Set on a generous plot with fabulous gardens, it has been beautifully extended by the current owners to make it into a truly exceptional family home that is immaculately presented throughout.

- Superb Detached House
- Three Double Bedrooms
- Beautifully Presented Throughout
- Three Reception Rooms and Conservatory
- Double Garage and Large Brick Outbuilding
- Generous Gardens and Substantial Driveway
- Quiet Edge of Town Location
- EPC D, Council Tax Band E



This superb detached house is situated in a quiet residential area of Whitchurch, yet is within easy walking distance of the town centre and local schools. Set on a generous plot with fabulous gardens, it has been beautifully extended by the current owners to make it into a truly exceptional family home that is immaculately presented throughout. Approached through double gates, a large driveway and double garage provide ample parking space for several vehicles and there is a useful brick outbuilding currently split into three rooms with the potential for conversion subject to local authority consent. The property provides great size accommodation with the ground floor comprising Entrance Porch, Hallway, Cloakroom, Lounge with bay window, Dining Room with French doors onto the rear garden, Snug, Conservatory and fabulous open plan Kitchen/Breakfast Room with integrated appliances. The first floor boasts Three Double Bedrooms including the master bedroom with vaulted ceiling and En Suite area and there is also a separate Family Bathroom. Outside, there are very well maintained gardens to both the front and rear, mainly laid to lawn with an abundance of mature shrubs, plants and trees.



LOCATION

Whitchurch is a busy, historical market town 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

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue on and the property can be found on the right hand side shortly before the turning for Highfields Avenue.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE

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

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.

VIEWING

Please ring us on 01948 667272 or Email: 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.

WH33594 220623



LOUNGE

14' 4" x 10' 8" (4.37m x 3.25m)

DINING ROOM

14' 1" x 12' 0" (4.29m x 3.66m) max

SNUG

11' 1" x 9' 5" (3.38m x 2.87m)

CONSERVATORY

12' 0" x 9' 5" (3.66m x 2.87m)

KITCHEN/BREAKFAST ROOM

20' 0" x 14' 7" (6.1m x 4.44m)

MASTER BEDROOM

22' 1" x 14' 5" (6.73m x 4.39m) max

BEDROOM TWO

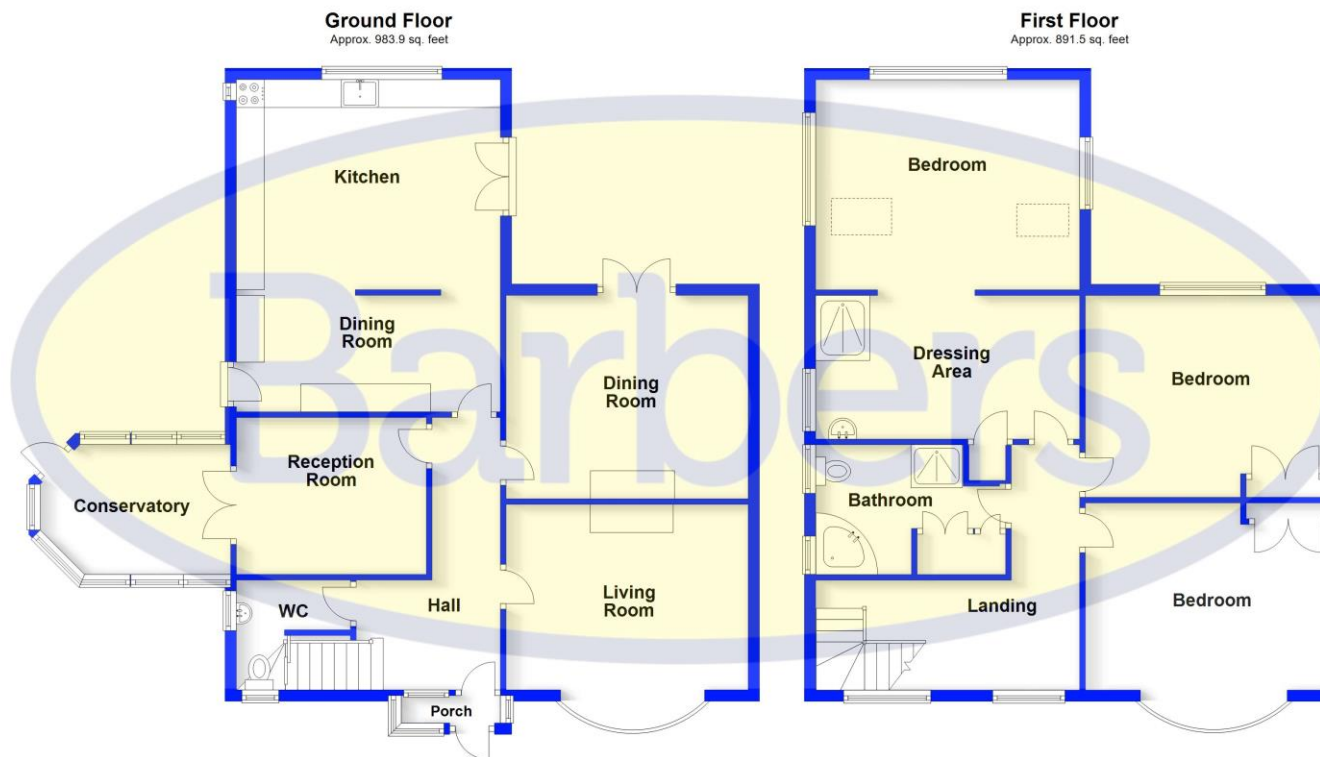
14' 3" x 11' 2" (4.34m x 3.4m)

BEDROOM THREE

14' 1" x 11' 9" (4.29m x 3.58m)

FAMILY BATHROOM

10' 9" x 7' 3" (3.28m x 2.21m) max



Total area: approx. 1875.4 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



WHITCHURCH
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