



Springfields, 44 Chester Road, Whitchurch, SY13 1NF

Helping *you* move



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Offers In Region Of £725,000



Set on a large plot in a sought after area of Whitchurch, this beautiful four bedroom detached Edwardian property has been tastefully renovated by the current owners to transform it into a truly stunning home with a wealth of character features.

- Impressive Detached Period Residence
- Four Double Bedrooms
- Generous Plot just under three quarters of an acre
- Sought After Location, Substantial Gardens
- With many Character Features
- Beautifully Renovated
- Double Garage and Large Brick Outbuilding
- EPC D, Council Tax Band G



This impressive four bedroom detached Edwardian house is set on a very generous plot of just under three quarters of an acre in a highly desirable area of Whitchurch and is within easy walking distance of the town centre and local amenities. This beautiful period home has been tastefully renovated by the current owners to transform it into a truly stunning property that is finished to a high standard with a wealth of character features including high ceilings, feature fireplaces and sash windows with stained glass panels. Ideal for family life, it provides generous accommodation throughout with all the rooms have excellent proportions. The ground floor comprises Entrance Hall with original parquet flooring, large Lounge/Dining Room with Clearview log burner, Conservatory with French doors opening onto the rear garden, fabulous open plan Kitchen/Dining/Family Room with underfloor heating and Clearview log burner, Utility Room, Cloakroom and a Snug with bar area which is ideal for entertaining. The first floor boasts Four Double Bedrooms including the Master Bedroom with En Suite and a modern Family Bathroom completes the accommodation. Externally, the property is approached through double electric gates onto a spacious driveway providing extensive off road parking for multiple vehicles. There is also a large double garage along with substantial, well established gardens mainly laid to lawn with an abundance of mature shrubs, plants and trees. The property also benefits from a large brick built outbuilding which has an upper and lower floor. The upper floor is open and the lower floor is split into three separate storage rooms, with the potential for a variety of uses subject to the necessary local authority consent.



LOCATION

Situated in a most sought after area 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.



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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 our offices in Whitchurch proceed up the High Street onto Church Street and take the second exit on the mini roundabout onto Bargates. At the next roundabout take the first exit onto Chester Road, continue on and the property can be found on the left hand side.

LOCAL AUTHORITY

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

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.

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.

AGENTS NOTE

We are advised that a number trees on the grounds of the property are subject to Tree Preservation Orders. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

WH33514 170723



KITCHEN/DINING/FAMILY ROOM
36' 9" x 14' 7" (11.2m x 4.44m)

LOUNGE
31' 2" x 14' 4" (9.5m x 4.37m)

UTILITY ROOM
15' 9" x 10' 0" (4.8m x 3.05m)

SNUG/BAR
12' 9" x 9' 9" (3.89m x 2.97m)

CONSERVATORY
15' 0" x 11' 6" (4.57m x 3.51m)

MASTER BEDROOM
15' 3" x 14' 2" (4.65m x 4.32m)

EN SUITE
7' 6" x 7' 2" (2.29m x 2.18m)

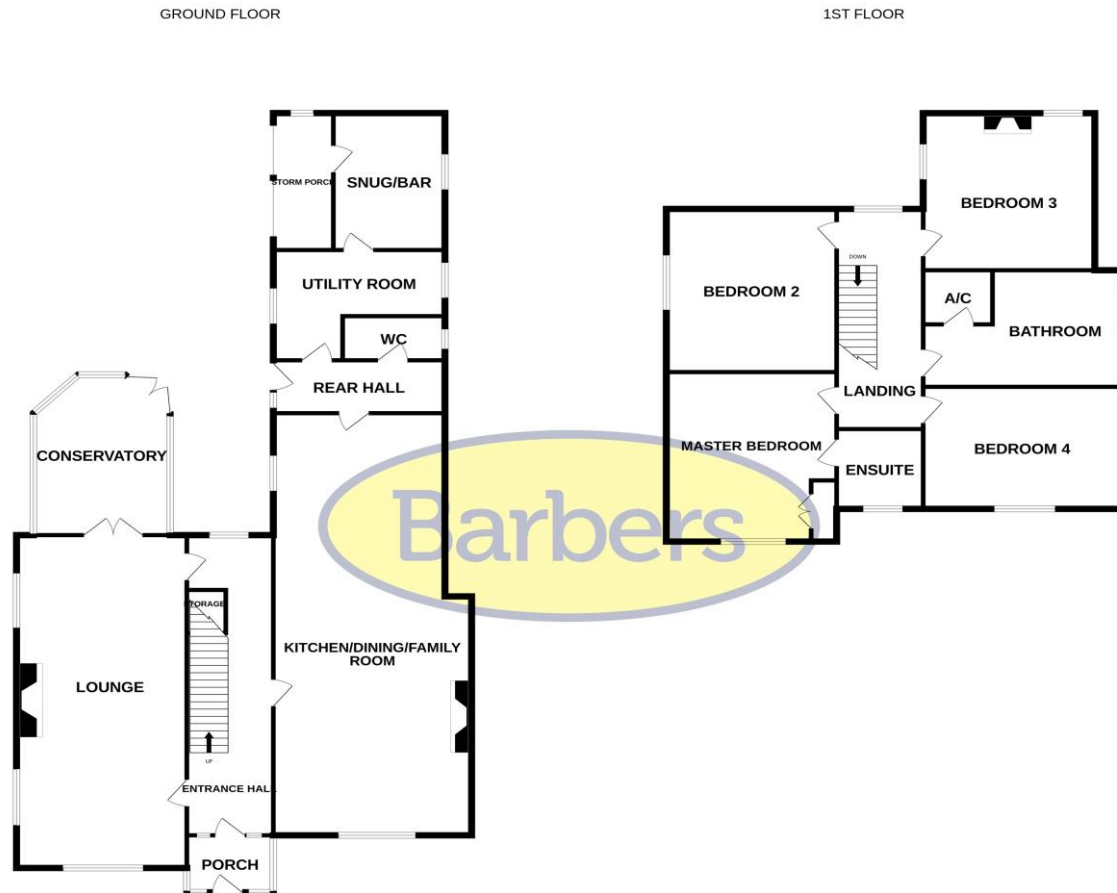
BEDROOM TWO
14' 9" x 14' 6" (4.5m x 4.42m)

BEDROOM THREE
14' 1" x 13' 3" (4.29m x 4.04m)

BEDROOM FOUR
15' 0" x 11' 1" (4.57m x 3.38m)

FAMILY BATHROOM
14' 6" x 11' 0" (4.42m x 3.35m)

DOUBLE GARAGE
19' 6" x 18' 0" (5.94m x 5.49m)



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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