



Helping *you* move



## 14 Oatfield Close, Whitchurch, SY13 1XX

Offers in the Region of  
**£295,000**

A great size five bedroom detached family home with off road parking and low maintenance rear garden, situated in a quiet residential area of Whitchurch and within walking distance of the town centre and local schools.



# 14 Oatfield Close, Whitchurch, SY13 1XX

## Overview

- Detached House
- Five Bedrooms
- Quiet Residential Location
- Two Reception Rooms
- Kitchen
- Ground Floor Bedroom and Shower Room
- Family Shower Room
- Low Maintenance Rear Garden
- Off Road Parking
- EPC TBC, Council Tax Band C



## Location

Situated in 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

A great opportunity to purchase a five bedroom detached house, situated towards the end of a quiet cul de sac in a quiet residential area of Whitchurch and within walking distance of the town centre and local schools. This much loved family home is ready for the next owners to put their own stamp on and would also suit those who require a ground floor bedroom and shower room. It provides good size accommodation and the ground floor comprises Entrance Hall, Lounge with bay window, Dining Room with door leading onto the rear garden, Kitchen, Bedroom and Shower Room. To the first floor are Four Bedrooms and a Family Shower Room. Outside, there is off road parking to the front and the low maintenance rear garden includes a paved patio and artificial lawn.



# Your Local Property Experts

01948 667272



## TENURE

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

## LOCAL AUTHORITY

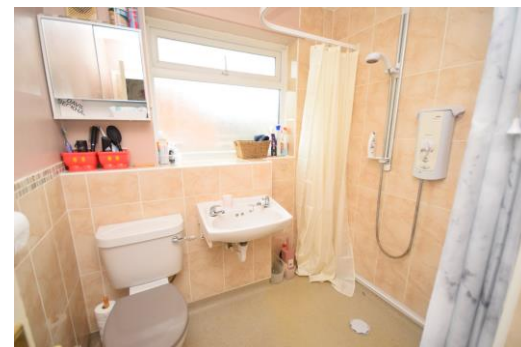
Council Tax Band C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## 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.

## 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

Travel via Queensway into Beech Avenue and then turn right into Wheatsheaf Drive, continue on then turn left into Oatfield Close where the property can be found 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.

## ENERGY PERFORMANCE

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

## METHOD OF SALE

For Sale by Private Treaty.

## AML REGULATIONS

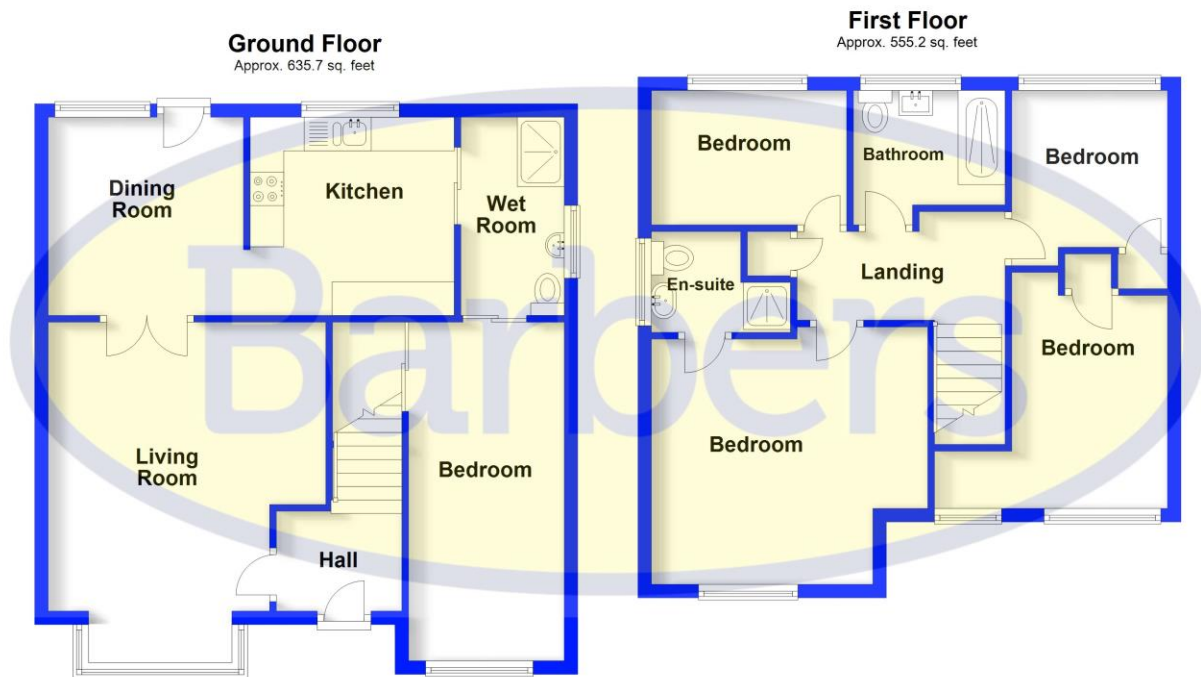
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

## AGENTS NOTE

Please note that No 16. Oatfield Close have a right of way over the driveway to access their property. This will be confirmed by solicitors during the pre-contract enquiries.

WH33720 18072316042024





**Ground Floor**  
Approx. 635.7 sq. feet

**First Floor**  
Approx. 555.2 sq. feet

Total area: approx. 1190.9 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.

**LOUNGE**

14' 1" x 13' 5" (4.29m x 4.09m) excluding bay

**DINING ROOM**

9' 8" x 9' 5" (2.95m x 2.87m)

**KITCHEN**

9' 9" x 9' 7" (2.97m x 2.92m)

**BEDROOM FIVE**

16' 6" x 7' 6" (5.03m x 2.29m)

**SHOWER ROOM**

9' 6" x 5' 0" (2.9m x 1.52m)

**MASTER BEDROOM**

12' 0" x 10' 8" (3.66m x 3.25m)

**BEDROOM TWO**

10' 4" x 8' 2" (3.15m x 2.49m)

**BEDROOM THREE**

9' 9" x 6' 9" (2.97m x 2.06m)

**BEDROOM FOUR**

8' 9" x 8' 1" (2.67m x 2.46m)

**FAMILY SHOWER ROOM**

6' 5" x 5' 2" (1.96m x 1.57m)

## 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 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

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



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.