



Helping *you* move



26 The Squirrels

A tastefully presented five Bedroom Detached House with spacious accommodation throughout, large garden and double garage in a superior end of cul de sac position overlooking adjoining fields.

Offers over
£480,000

26 The Squirrels, Whitchurch, SY13 4JU

Overview

- Large Modern Detached House
- Five Bedrooms, Two Ensuites
- Fabulous Kitchen Diner
- Lounge, Utility Room
- Cloakroom, Family Bathroom
- Generously Sized Garden
- Overlooks Fields
- Double Garage
- Envious Position
- Sought After Location
- EPC Rating B
- Council Tax Band E
- Freehold



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

This superb five bedroom, three bathroom detached family home is set on a generous corner plot in a sought after residential area of Whitchurch and enjoys views over fields and peaceful countryside walks on the doorstep. It is within walking distance of the town centre and local schools and the current owner has made it into a lovely, well presented home that provides great size accommodation throughout. The ground floor comprises Entrance Hall, Cloakroom, Lounge with bay window, fabulous open plan Kitchen/Diner with integrated appliances and French doors opening onto the rear garden and there is an adjoining Utility Room. The first floor boasts Five Bedrooms including two En Suites and there is also a modern Family Bathroom.



Outside, a spacious driveway and double integral garage provide ample parking space for several vehicles and an attractive garden sweeps around the side and rear of the property with Indian stone paved patio area, lawn and well stocked borders filled with a variety of shrubs and plants.

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 E. 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.



SERVICE CHARGES

We are advised that there is a management company is a communal maintenance charge currently £118.11 twice per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

VIEWING

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

DIRECTIONS

From the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into the Squirrels, continue on and the property can be found at the end of the road.

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

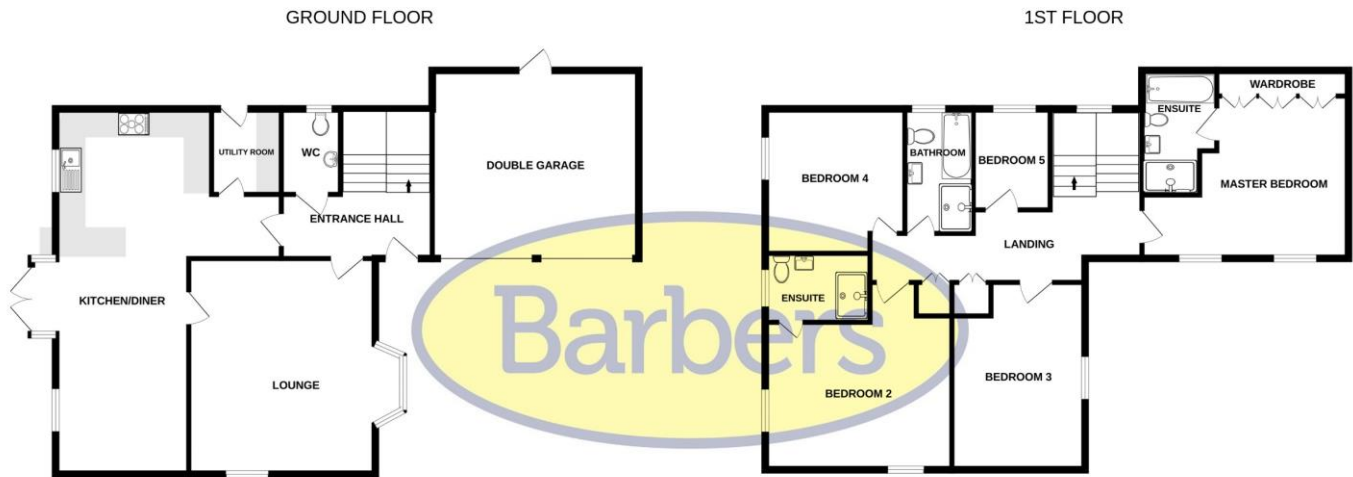
METHOD OF SALE

For Sale by Private Treaty.

WH33746210723

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.
Made with Metropix ©2023

All measurements quoted are approximate:

Lounge 16'7" x 13'6" (5.05m x 4.11m) exluding bay

Kitchen/Diner 28'5" x 11'8" (8.66m x 3.56m)

Utility Room 6'9" x 5'7" (2.06m x 1.7m)

Master Bedroom 14' x 12'2" (4.27m x 3.71m)

Ensuite 11'1" x 6'8" (3.38m x 2.03m)

Bedroom Two 14'7" x 14'1" (4.44m x 4.29m)

Ensuite 7'9" x 5'5" (2.36m x 1.65m)

Bedroom Three 14'6" x 10'2" (4.42m x 3.1m)

Bedroom Four 11'7" x 9'6" (3.53m x 2.9m)

Bedroom Five 8'5" x 6'8" (2.57m x 2.03)

Family Bathroom 9'8" x 7'4" (2.95m x 2.24m)



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



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 but, please contact us before viewing the property.