



Napier House, Chester Road, Whitchurch, SY13 1NB

Helping *you* move



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Offers In Region Of £725,000



Napier House is a superior Five Bedroom Detached House with Detached Double Garage and beautifully maintained Gardens, situated in a most sought after area of Whitchurch.

- Superb Five Bedroom Detached House
- Sought After Location
- Immaculately Presented Throughout
- Detached Double Garage
- Beautifully Maintained Gardens
- Generous Driveway
- Three En Suites and Family Bathroom
- EPC TBC, Council Tax Band F



Brimming with elegance and sophistication, Napier House is a superior Five Bedroom Detached House with Detached Double Garage and beautifully maintained Gardens. From the moment you approach the property through double electric gates, the quality of the finish is plain to see throughout this wonderful, comfortable home. The accommodation comprises Entrance Hall with stairs to first floor, Cloakroom with hand basin and WC, and storage cupboard, a vast Sitting Room with dual aspect windows, feature brick fireplace with gas fire; well equipped Breakfast Kitchen with integrated appliances and a Rangemaster Kitchener 110 range cooker; Family Room; formal Dining Room leading to Conservatory overlooking the rear garden; Study with built in desk and bookcase; Gym and a Utility Room. From the spacious landing the Principal Bedroom overlooks the front of the house and has a Dressing Area with built in wardrobes, and a full En suite Bathroom with corner shower cubicle, bath, WC and hand basin; there are four further double Bedrooms, two of which have En suites. The large Family Bathroom completes the internal accommodation. Outside, Napier House is approached via a block paved driveway which passes two lawns and mature trees, leading to the parking area; Double Garage with electric door; and a path to the front door flanked by flawless lawns. Pedestrian paths on both sides of the house lead to the private rear Garden which has a large patio ideal for ideal al fresco entertaining; another flawless lawn and timber steps leading to an elevated, slightly sloping area generously planted with trees and shrubs providing year round interest.



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, three 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 right hand side.

LOCAL AUTHORITY

Council Tax Band F. 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

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.

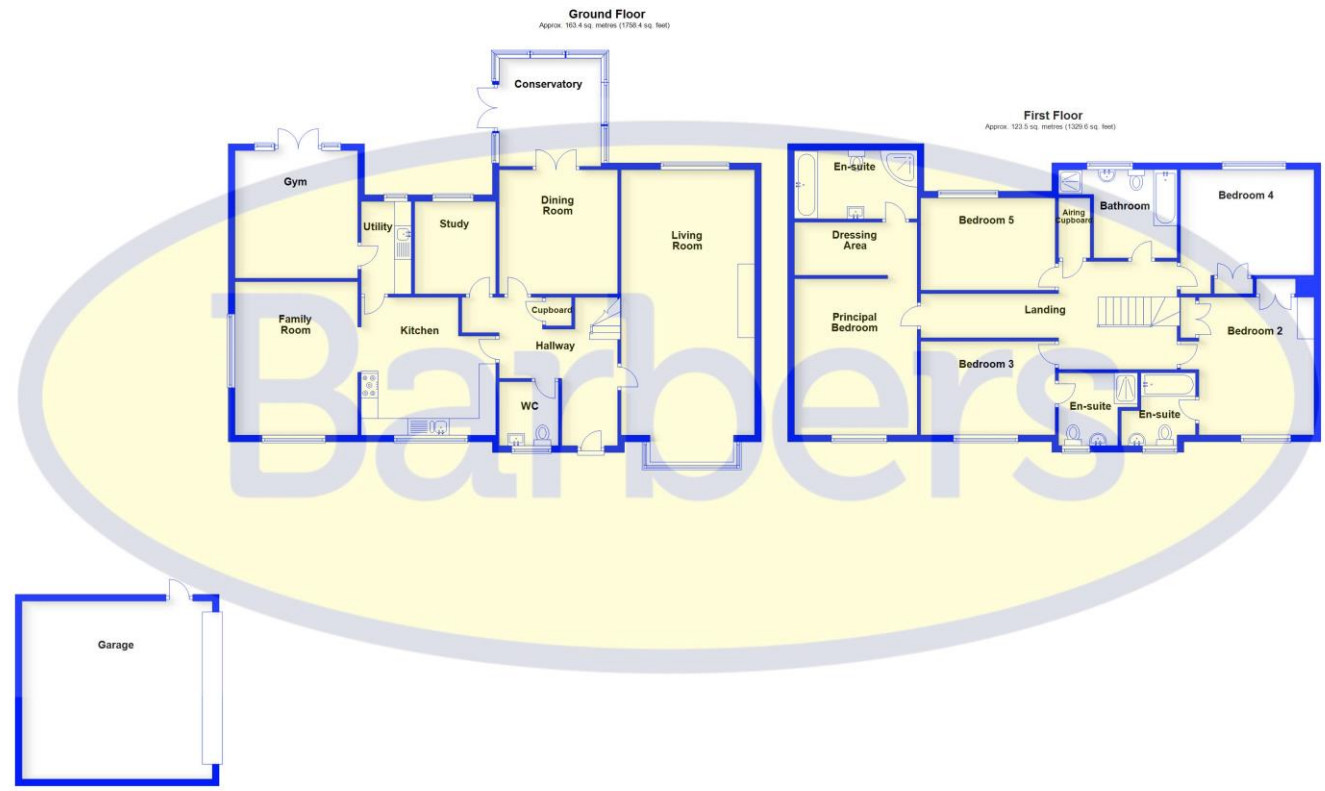
AML REGULATIONS

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.

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| SITTING ROOM
30' 0" x 13' 11" (9.14m x 4.24m) | ENSUITE
11' 9" x 6' 8" (3.58m x 2.03m) |
| BREAKFAST KITCHEN
13' 4" x 13' 1" (4.06m x 3.99m) | BEDROOM TWO
13' 7" x 13' 1" (4.14m x 3.99m) |
| FAMILY ROOM
15' 0" x 12' 0" (4.57m x 3.66m) | ENSUITE
7' 7" x 7' 1" (2.31m x 2.16m) |
| DINING ROOM
12' 1" x 11' 6" (3.68m x 3.51m) | BEDROOM THREE
13' 0" x 9' 7" (3.96m x 2.92m) |
| CONSERVATORY
11' 1" x 10' 9" (3.38m x 3.28m) | ENSUITE
6' 4" x 5' 3 excl shower cubicle"
(1.93m x 1.6m) |
| STUDY
9' 0" x 7' 0" (2.74m x 2.13m) | BEDROOM FOUR
13' 1" x 9' 5" (3.99m x 2.87m) |
| UTILITY ROOM
9' 0" x 4' 7" (2.74m x 1.4m) | BEDROOM FIVE
13' 1" x 9' 10" (3.99m x 3m) |
| GYM
12' 0" x 11' 5" (3.66m x 3.48m) | FAMILY BATHROOM
8' 6 excl shower cubicle" x 8' 2"
(2.59m x 2.49m) |
| PRINCIPAL BEDROOM
14' 7" x 12' 0" (4.44m x 3.66m) | DETACHED GARAGE
17' 1" x 16' 9" (5.21m x 5.11m) |
| DRESSING AREA
12' 0" x 5' 2" (3.66m x 1.57m) | |



Total area: approx. 286.9 sq. metres (3088.0 sq. feet)
Plan produced by www.fisipropertyservices.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 guideline tool, and not an exact indicator of the property. Plan produced using PlanIt!



WHITCHURCH
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