



The Haven, Alkington Road, Whitchurch, SY13 1TE

Helping *you* move



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Offers In Region Of £375,000



Having undergone recent refurbishment this mature, characterful Four Bedroom Semi-Detached House with Garden and Garage is the perfect blend of traditional and contemporary and is a wonderful, comfortable home with plenty of space for all of the family to enjoy.

- Mature Semi-Detached House
- Recently Refurbished with Character Features
- Four Bedrooms
- Two Reception Rooms
- Spacious Rear Garden
- Brick Paved Driveway with EV Charging Point
- Single Garage
- EPC E, Council Tax Band D



Nestled on the ever popular Alkington Road, The Haven really does live up to its name. Having undergone recent refurbishment this mature, characterful Four Bedroom Semi-Detached House with Garden and Garage is the perfect blend of traditional and contemporary and is a wonderful, comfortable home with plenty of space for all of the family to enjoy. With high ceilings, feature windows and fresh décor, this lovely property has light and bright accommodation comprising Reception Hall with parquet flooring, Sitting Room with French Doors to garden, Dining Room, large well planned Kitchen/Diner, Laundry Room, ground-floor Shower Room, Four Bedrooms and Family Bathroom. Having gas central heating there is underfloor heating to the Kitchen/Diner, Laundry Room and ground floor Shower Room.

Outside the property is approached via a brick drive way, providing ample parking, with a EV charging point, leading to a Single Garage. The front garden is laid to lawn and the good sized rear garden has plenty of space for families to relax and enjoy the garden, having a large stone patio and timber deck areas ideal for al fresco entertaining in addition to a lawn and play area for little family members. A timber outbuilding with concrete base and power, provides extra storage but could be converted into a home office.

Viewing of this wonderful home is highly recommended.



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 for approximately 500m and the property can be found on the left hand side shortly before the turning for Beech Avenue.

LOCAL AUTHORITY

Council Tax Band D. 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 E. 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.

WH33758 110823



RECEPTION HALL

13' 5" x 8' 4" (4.09m x 2.54m)

SITTING ROOM

15' 9" x 13' 8" (4.8m x 4.17m)

DINING ROOM

16' 8" x 16' 2" (5.08m x 4.93m)

KITCHEN/DINER

27' 0" x 8' 2" (8.23m x 2.49m)

LAUNDRY ROOM

7' 1" x 6' 11" (2.16m x 2.11m)

SHOWER ROOM

7' 1" x 4' 9" (2.16m x 1.45m)

MASTER BEDROOM

14' 7" x 13' 2" (4.44m x 4.01m)

BEDROOM TWO

13' 10" x 13' 8" (4.22m x 4.17m)

BEDROOM THREE

14' 8" x 7' 3" (4.47m x 2.21m)

BEDROOM FOUR

13' 8" x 8' 5" (4.17m x 2.57m)

BATHROOM

9' 4" x 5' 3" (2.84m x 1.6m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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