



Helping *you* move



## 18 Badger Crescent, Whitchurch, SY13 4JL

Offers in the Region of  
**£380,000**

A well designed and tastefully presented four Bedroom Detached House with Garage, Car Port and well maintained rear garden, located in a popular residential location in a sought after area of Whitchurch.

# 18 Badger Crescent, Whitchurch, SY13 4JL

## Overview

- Detached Four Bedroom House
- Lounge with Bay Window
- Kitchen/Diner/Family Room
- Two Ensuites, Family Bathroom
- Ground Floor Cloakroom
- Pleasant Rear Garden
- Large Patio for Entertaining
- Detached Single Garage
- Drive Through Carport Parking
- EPC Rating
- Council Tax Band E



## 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

Perfectly designed with modern living in mind, 18 Badger Crescent is a comfortable, contemporary family home ideal for busy families or couples, located in a quiet crescent in a popular area of Whitchurch.

The ground floor accommodation comprises Entrance Hall, Cloakroom with hand basin and WC, Lounge with Bay Window, a large Kitchen/Diner/Family Room with discreet integrated appliances which create a clutter free environment in which to enjoy cosy family meals or entertain friends.





On the first floor there are Four Double Bedrooms, two of which have Ensuite Shower Rooms plus the Family Bathroom.

From the kitchen French Doors lead to the manageable enclosed Rear Garden with areas to play, relax or entertain, British weather Permitting! A large attractive stone patio provides plenty of space for outdoor seating, with a further seating area at the end of the garden having a pretty timber gazebo.

A drive through brick car port, with electric sockets, leads to the detached garage which has light and power.



#### 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.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From the town centre take the Tarpoley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into The Squirrels and then turn left into Badger Crescent follow the road round to the right at the bottom and the property can be found on the left hand side.

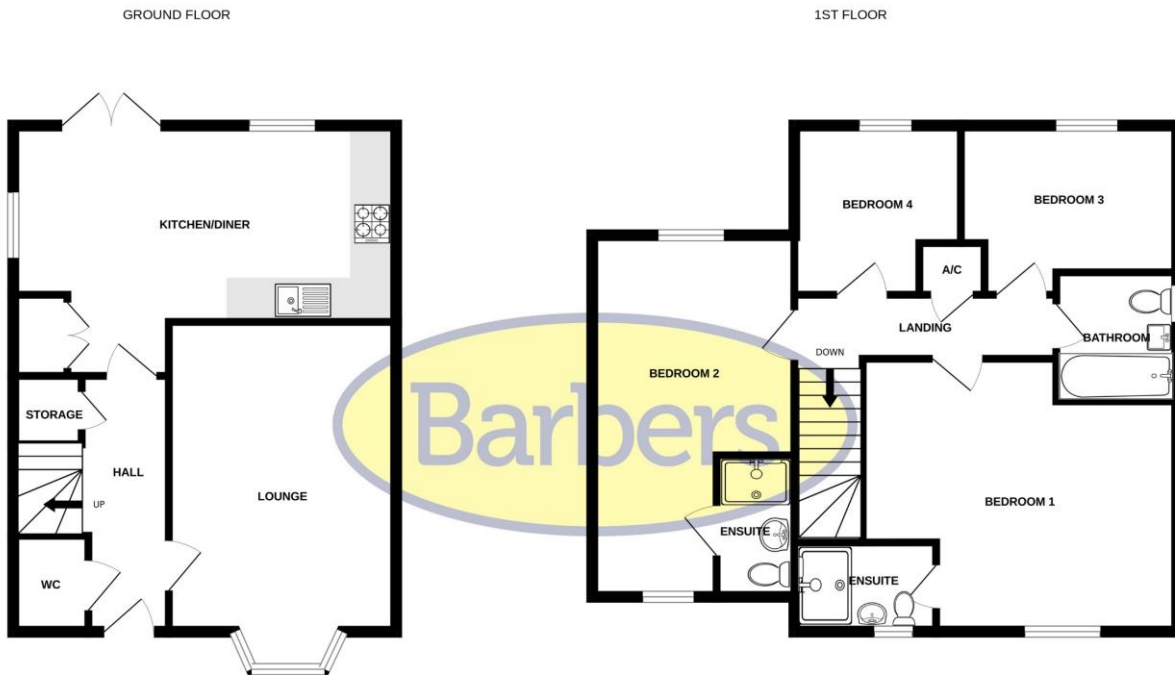
#### METHOD OF SALE

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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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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**LIVING ROOM**

15' 7" x 11' 5" (4.75m x 3.48m)

**KITCHEN / DINER**

19' 3" x 12' 6" (5.87m x 3.81m)

**BEDROOM ONE**

15' 7" x 14' 3" (4.75m x 4.34m)

**ENSUITE**

7' 2" x 4' 6" (2.18m x 1.37m)

**BEDROOM TWO**

18' 2" x 10' 2" (5.54m x 3.1m)

**BEDROOM THREE**

11' 1" x 9' 7" (3.38m x 2.92m)

**BEDROOM FOUR**

7' 8" x 7' 4" (2.34m x 2.24m)

**FAMILY BATHROOM**

7' 1" x 6' 2" (2.16m x 1.88m)

**GARAGE**

8' 3" x 17' (2.51m x 5.18m)

**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.