



Helping *you* move



## Inglewood, Welshend, Whixall, SY13 2SE

Offers in the Region of  
**£395,000**

A spacious and versatile three bedroom detached bungalow with double garage, single garage and a generous driveway, situated in a lovely location in the rural village of Whixall.

# Inglewood, Welshend, Whixall, SY13 2SE

## Overview

- Spacious Detached Bungalow
- Three Bedrooms
- Double Garage, Single Garage and Large Gated Driveway
- Rural Village Location
- Lounge with Bay Window
- Utility Room and Boot Room
- Garden Room
- Kitchen/Breakfast Room
- Front and Rear Gardens
- EPC E
- Council Tax Band E



## Location

The property is located in the rural village of Whixall and is approximately 5 miles from the market towns of Whitchurch and Wem offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch and Wem train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles approximately.

## Brief Description

Welcome to this spacious three bedroom detached bungalow nestled in the rural village of Whixall. This inviting home boasts both a double and single garage, as well as a generous gated driveway providing ample parking. This property provides the perfect balance of peaceful village living while being just a short drive from the bustling market town of Whitchurch.

Upon entering, you are greeted by a large Entrance Hall that sets the tone for the well-designed interior. The comfortable Lounge features a beautiful bay window, filling the room with natural light, creating a bright and airy atmosphere. A highlight of this bungalow is the lovely Garden Room, offering a perfect space to relax and there is also a good size Kitchen/Breakfast Room offering plenty of space for cooking and dining. You'll also find a useful Utility Room, a convenient Boot Room, Shower Room and a separate WC. There are three well proportioned bedrooms including the Master Bedroom with walk-in wardrobe providing ample storage space. The exterior is equally impressive, with a well-maintained lawned front garden and an attractive rear garden featuring a neat lawn, paved patio area perfect for outdoor dining and a variety of mature 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 electricity and water are available. Private drainage. Oil fired central heating. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



#### 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 Whitchurch proceed towards Whixall via Alkington Road, leading through Alkington then into Whixall. Continue on past the Platt Lane cross roads and the property can be found after a short distance on the left hand side immediately before the chapel.

#### 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.

#### METHOD OF SALE

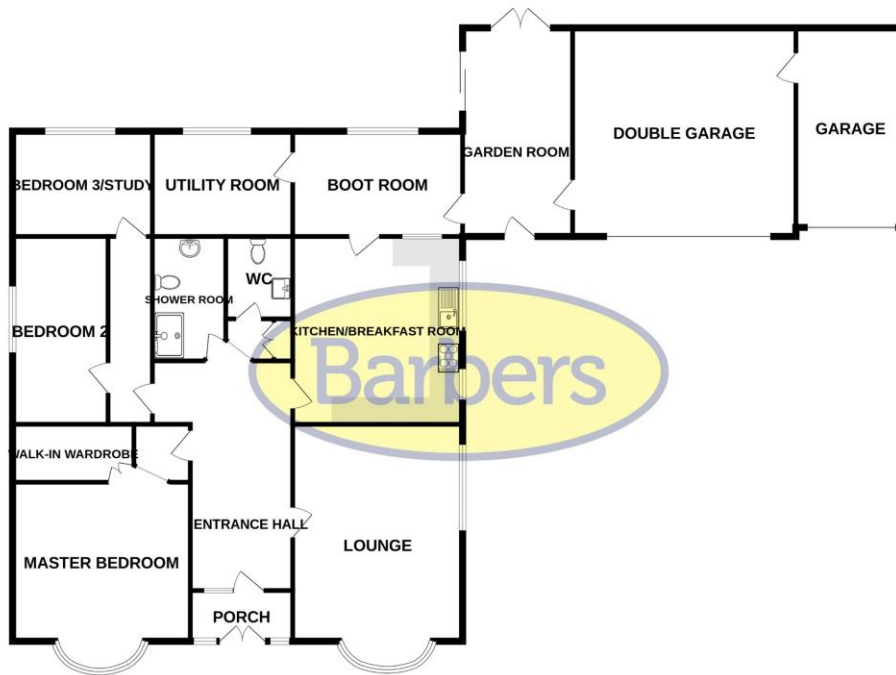
For Sale by Private Treaty.

#### 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.

WH34927 250124

GROUND FLOOR



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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**LOUNGE**

17' 5" x 13' 7" (5.31m x 4.14m)

**KITCHEN/BREAKFAST ROOM**

15' 2" x 13' 3" (4.62m x 4.04m)

**BEDROOM ONE**

13' 8" x 12' 1" (4.17m x 3.68m)

**UTILITY ROOM**

10' 8" x 8' 2" (3.25m x 2.49m)

**BOOT ROOM**

11' 4" x 8' 5" (3.45m x 2.57m)

**GARDEN ROOM**

18' 8" x 8' 6" (5.69m x 2.59m)

**BEDROOM TWO**

13' 0" x 7' 7" (3.96m x 2.31m) excluding wardrobes

**BEDROOM THREE/STUDY**

11' 0" x 8' 4" (3.35m x 2.54m)

**DOUBLE GARAGE**

21' 7" x 19' 6" (6.58m x 5.94m)

**SINGLE GARAGE**

19' 7" x 9' 6" (5.97m x 2.9m)

**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.