



Helping *you* move



## 5 The Brambles, Whitchurch, SY13 1FE

A fabulous four bedroom detached family home with driveway and enclosed rear garden, situated in a quiet residential area of Whitchurch close to the country park and the popular Sandstone Trail

Asking Price  
**£300,000**



# 5 The Brambles, Whitchurch, SY13 1FE

## Overview

- Detached Four Bedroom House
- Open Plan Kitchen/Diner
- Lounge
- Master En Suite
- Family Bathroom
- Enclosed Rear Garden
- Good Sized Driveway
- Quiet Residential Location
- Convenient For Town Centre
- No Upward Chain
- EPC B
- Council Tax Band D
- Freehold



### Brief Description

Located on a small development in a desirable area of Whitchurch, 5 The Brambles is a Four Bedroom Detached House having gardens to front and rear as well as ample off-road parking.

The tastefully presented accommodation, decorated in a palette of calm colours, is arranged to provide everything we need for comfortable modern day living; from the large Kitchen/Diner which even has space for a sofa or arm chairs, with French Doors leading to the sociable Garden having views of trees beyond; to the dual aspect cosy Lounge in which to spend evenings relaxing and the all-important ground floor Cloakroom equipped with WC and hand basin. On the first floor, the Master Bedroom benefits from an Ensuite Shower Room, another Double bedroom, and two Single Bedrooms, one of which is currently a walk-in wardrobe or would make a great office for those who work from home; the Family Bathroom completes the accommodation.

### 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



#### 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 D, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains electricity, gas, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



#### MANAGEMENT COMPANY

We are advised there is a management company set up and the cost for this is currently £180 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

#### VIEWING ARRANGEMENTS

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

#### DIRECTIONS

From Whitchurch town centre travel into Chester Road and the turning to The Firs will be found on the left hand side, continue through The Firs taking the second left hand turn. Drive to the end of the cul de sac and turn right into The Brambles where the property can be found after a short distance on the left hand side.

#### 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.

#### AML REGULATIONS

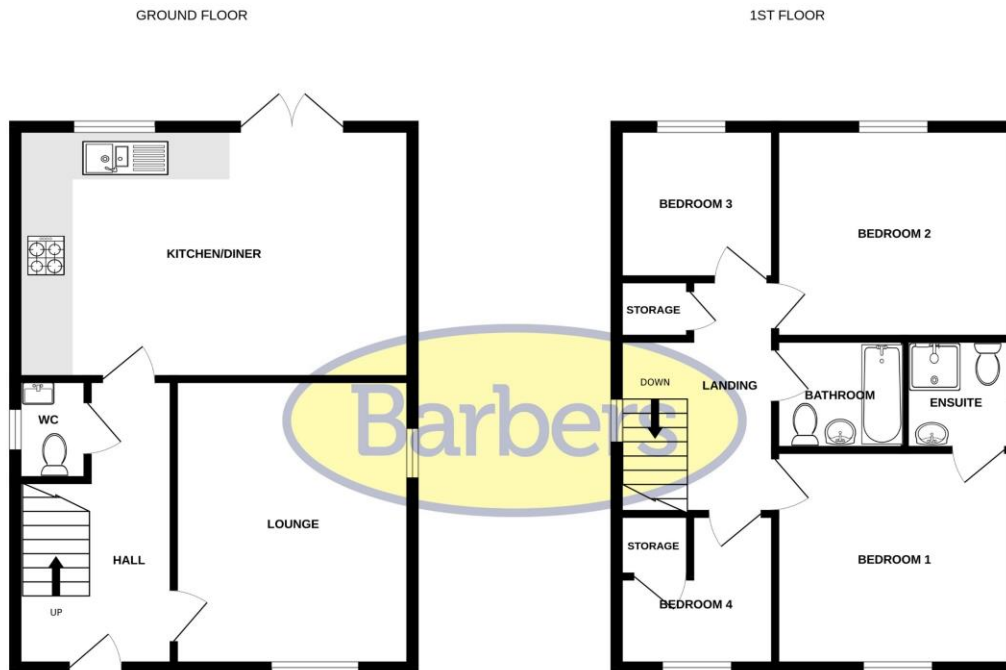
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

#### AGENTS NOTE

We are advised that this property has restrictive covenants. Please contact our office for more details.

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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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**All measurements quoted are approximate:**

**LOUNGE**  
14' 3" x 11' 6" (4.34m x 3.51m)

**KITCHEN/DINER**  
19' 2" x 12' 5" (5.84m x 3.78m)

**MASTER BEDROOM**  
11' 1" x 10' 9" (3.38m x 3.28m)

**EN SUITE**  
6' 3" x 5' 0" (1.91m x 1.52m)

**BEDROOM TWO**  
10' 2" x 10' 0" (3.1m x 3.05m)

**BEDROOM THREE**  
9' 0" x 8' 1" (2.74m x 2.46m)

**BEDROOM FOUR**  
7' 9" x 7' 7" (2.36m x 2.31m)

**FAMILY BATHROOM**  
6' 5" x 6' 1" (1.96m x 1.85m)

## 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)

**Barbers**

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.