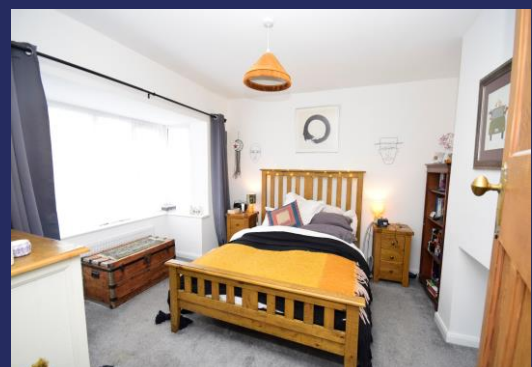




Helping *you* move



**15 Meadow View Road, Whitchurch, SY13 1JT**

Offers in the Region of

**£299,950**

A fantastic two double bedroom detached bungalow that was completely modernised two years ago. With long driveway and attractive rear garden, situated within easy walking distance of the town centre and local Jubilee Park.

# 15 Meadow View Road, Whitchurch, SY13 1JT

## Overview

- Superb Detached Bungalow
- Two Double Bedrooms
- Potential to Extend
- Long Driveway with Ample Parking
- Lounge with Bay Window
- Superb Kitchen/Dining/Family Room
- Family Bathroom
- Completely Modernised 2 Years Ago
- Within Walking Distance of Town Centre and Jubilee Park
- Private Enclosed Rear Garden
- EPC D, Council Tax Band D



This superb two bedroom detached bungalow, fully renovated and modernised just two years ago is ideally located within walking distance of the bustling town centre and the local Jubilee Park, offering beautiful green spaces. The property also comes with the potential to extend in the future, allowing you to adapt the space to your evolving needs, subject to the necessary local authority consent. Inside, the lovely open plan Kitchen/Diner/Family Room is the heart of the home, designed for modern living with the well equipped kitchen seamlessly flowing into a dining area and a cosy family space, ideal for entertaining guests or enjoying family meals. The comfortable Lounge features a large bay window that floods the room with natural light, providing a perfect space for relaxing. Both bedrooms are generously sized and there is modern Family Bathroom stylishly appointed with contemporary fixtures and fittings. Accessible via a pull-down ladder, the loft is fully boarded and features Velux windows, currently utilised as a versatile office and storage area.

Outside, a long gravel driveway provides ample off road parking and there is a well maintained front garden with neat lawn. The private enclosed rear garden features a paved patio area with steps leading to a good size lawn, providing a safe and private space for children to play or for gardening enthusiasts to enjoy. Don't miss out on making the fantastic property your new home, contact us today to arrange a viewing.

## 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/>



#### 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 Wrexham Road travel into Meadow View Road and the property stands after a short distance on the right 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 D. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

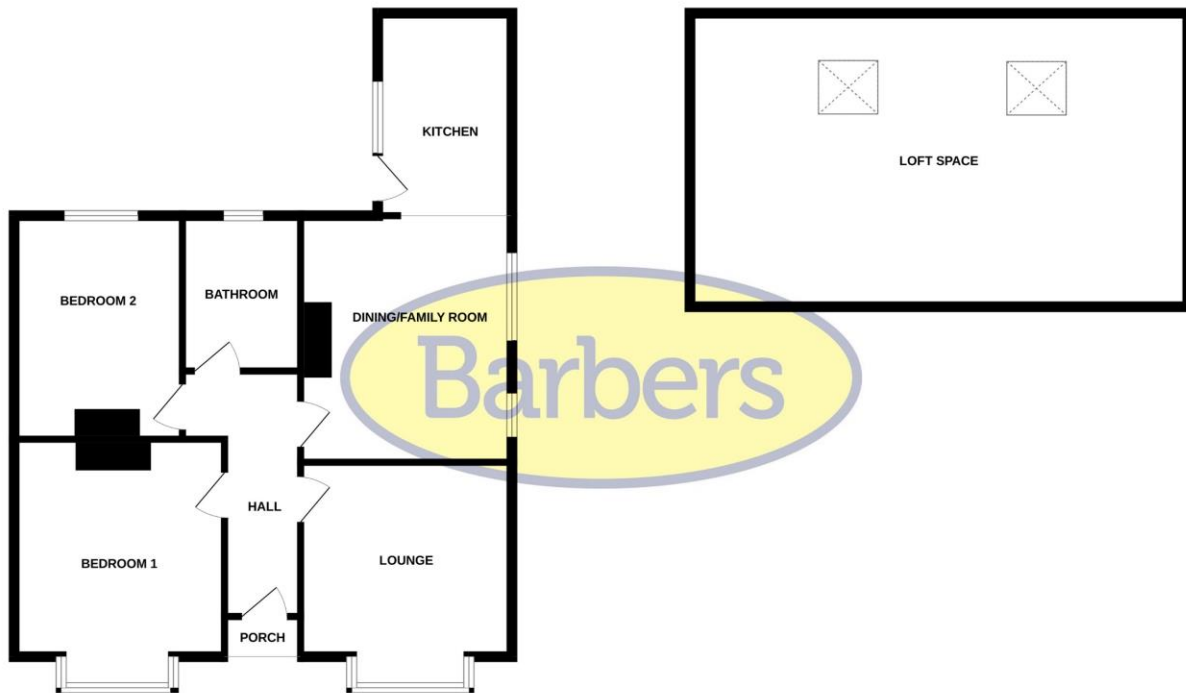
#### AML REGULATIONS

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.

WH35092 230204042006120724

GROUND FLOOR

1ST 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.  
Made with Metropix ©2024

**LOUNGE**

12' 3" x 11' 9" (3.73m x 3.58m) max including bay

**BEDROOM ONE**

13' 9" x 11' 8" (4.19m x 3.56m) max including bay

**KITCHEN/DINING/FAMILY ROOM**

26' 6" x 11' 9" (8.08m x 3.58m) max

**BEDROOM TWO**

12' 4" x 9' 7" (3.76m x 2.92m)

## 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.