



Grasmillees, Alders Lane, Whixall, SY13 2PZ

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**Grasmillees, Alders Lane, Whixall, SY13 2PZ**

**Offers In Region Of £425,000**



**Set in a lovely rural village location, this fabulous three bedroom detached bungalow is set on a great size plot with large gardens and enjoys wonderful views over the surrounding fields and countryside.**

- **Superb Three Bedroom Detached Bungalow**
- **Lovely Rural Village Location**
- **Good Size Plot with Large Gardens**
- **Ample Off Road Parking**
- **Master En Suite and Family Bathroom**
- **Wonderful Countryside Views**
- **Full Planning Permission for a Single Garage**
- **EPC E, Council Tax Band D**



Situated at the end of a quiet no through country lane, and perfectly located for a countryside lifestyle, including canal side walks from nearby Whixall Marina, Grasmillees is a superb Three Bedroom Bungalow standing in large gardens with bucolic views over the adjoining countryside. The immaculately presented accommodation comprises Entrance Hall, Lounge with wood burning stove, Breakfast Kitchen having a comprehensive range of modern kitchen units, Sun Room with a pleasant outlook to the gardens, a practical Utility Room, Principal Bedroom with Ensuite Shower Room and Walk-in Wardrobe, Two further Double Bedrooms and Family Bathroom.

The outside space at Grasmillees is a particular feature having a lovely lawned garden to the left hand side of the property, a sunny seating area at the rear and a productive vegetable garden and orchard with apple, pear, plum, cherry and damson trees. Full Planning Permission has been granted for the erection of a single garage however there is ample off road parking at the front of the property.

The current owners have renovated and improved this property throughout to meet their exacting standards, and a viewing is highly recommended to appreciate everything this wonderful property has to offer.



## LOCATION

The property is set in an idyllic rural location in the village of Whixall which has a renowned nursery and primary school. It is approximately 5 miles from the market towns of Whitchurch and Wem, both offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch train station is 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.



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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 electricity is available. Private drainage via septic tank. Oil fired central heating. We are advised that the water supply comes from a neighbouring property, the costs associated are invoiced twice a year (there is a separate meter for Grasmillees). 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/>

## DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. Proceed through the village of Tilstock, continue on into Coton and after passing the Bull & Dog Inn take the next right turn into Post Office Lane which continues into Rack Lane. Take the third left turn into Goblins Lane then take the next right turn, after a short distance turn right again into Alders Lane and the property can be found on the left hand side.

## 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](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

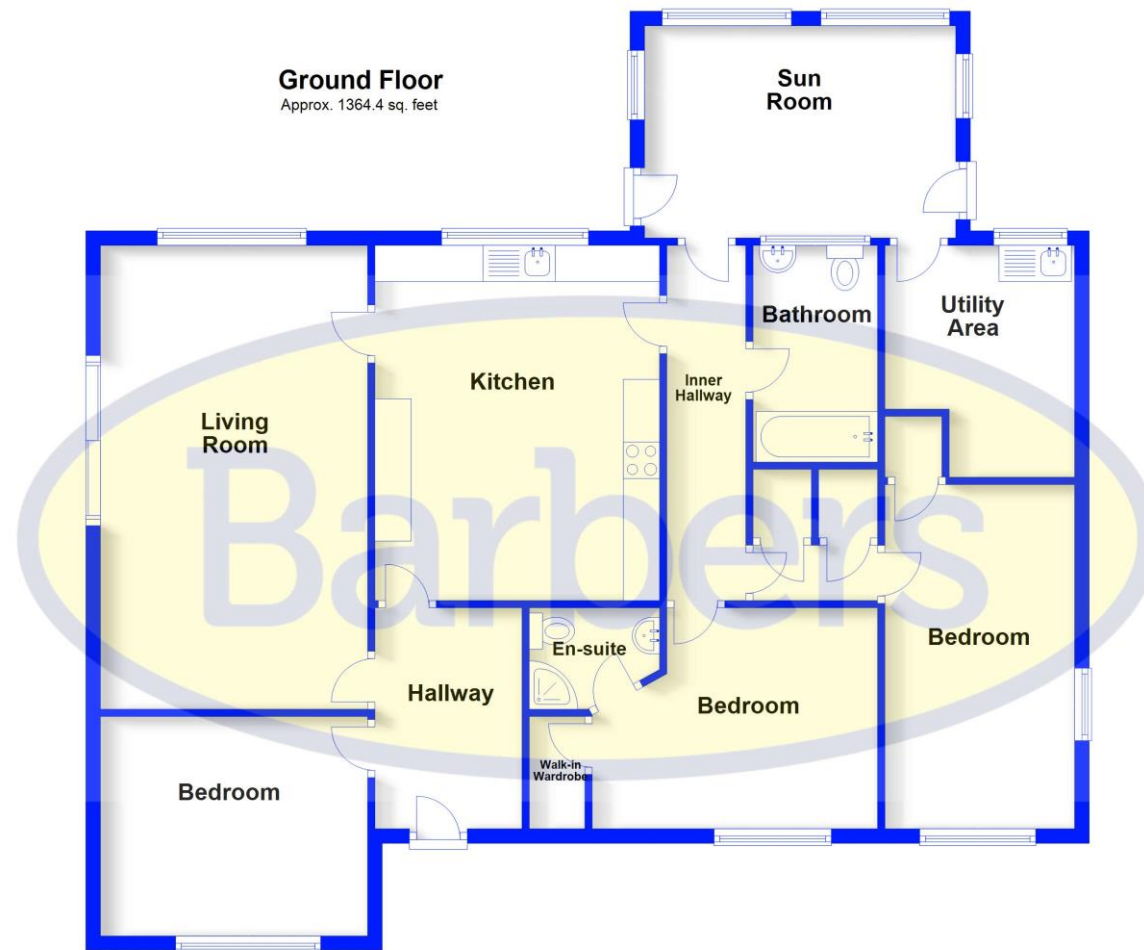
## AML REGULATIONS

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.

WH35257 210324



- LOUNGE  
21' 1" x 11' 9" (6.4m x 3.58m)
- KITCHEN/BREAKFAST ROOM  
16' 2" x 11' (4.93m x 3.35m)
- SUN ROOM  
14' 10" x 9' 5" (4.52m x 2.87m)
- UTILITY ROOM  
8' 9" x 7' 2" (2.67m x 2.18m)
- BEDROOM ONE  
12' 9" x 9' 9" (3.89m x 2.97m)
- BEDROOM TWO  
15' 6" x 8' 5" (4.72m x 2.57m)
- BEDROOM THREE  
12' 1" x 9' 9" (3.68m x 2.97m)



Total area: approx. 1364.4 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



WHITCHURCH  
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