



3 Roman Way, Whitchurch, SY13 1BJ

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Offers In Region Of £340,000



- Fabulous Four Bedroom Detached House
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Generous Rear Garden

- Large Driveway providing ample parking
- Timber Office/Gym
- Popular Residential Location
- EPC C, Council Tax Band D



Nestled in the market town of Whitchurch, this four-bedroom home offers the perfect blend of modern comfort and traditional living. Upon entering through the entrance hall you are met with Two versatile receptions rooms which provide ample space for relaxation and entertaining one of which adjoins a spacious and bright open-plan kitchen/diner, ideal for hosting gatherings and creating culinary delights. To the first floor you will find four Bedrooms with plenty of storage and a family shower room.

Step outside to discover the gem of this property - a generously sized enclosed private rear garden, offering tranquility and seclusion. Perfect for alfresco dining and summer soirées. Green-thumbed enthusiasts will delight in the raised veg patch, promising homegrown delights just steps from your kitchen. The large driveway, ensures ample parking for multiple vehicles. Beyond the electric gates lies a timber office/gym, providing a versatile space for work or exercise, tailored to your needs.





## LOCATION

Situated within easy walking distance 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, three 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.



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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 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.

## DIRECTIONS

From Barbers Whitchurch office travel up the High Street and at the mini roundabout turn left and Roman Way is on the right hand side (before the next mini roundabout).

## 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 Band C. 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.

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**LOUNGE**  
13' 6" x 11' 4" (4.11m x 3.45m)

**SITTING ROOM**  
12' 2" x 8' 8" (3.71m x 2.64m)

**KITCHEN/DINER**  
20' 3" x 10' 0" (6.17m x 3.05m)

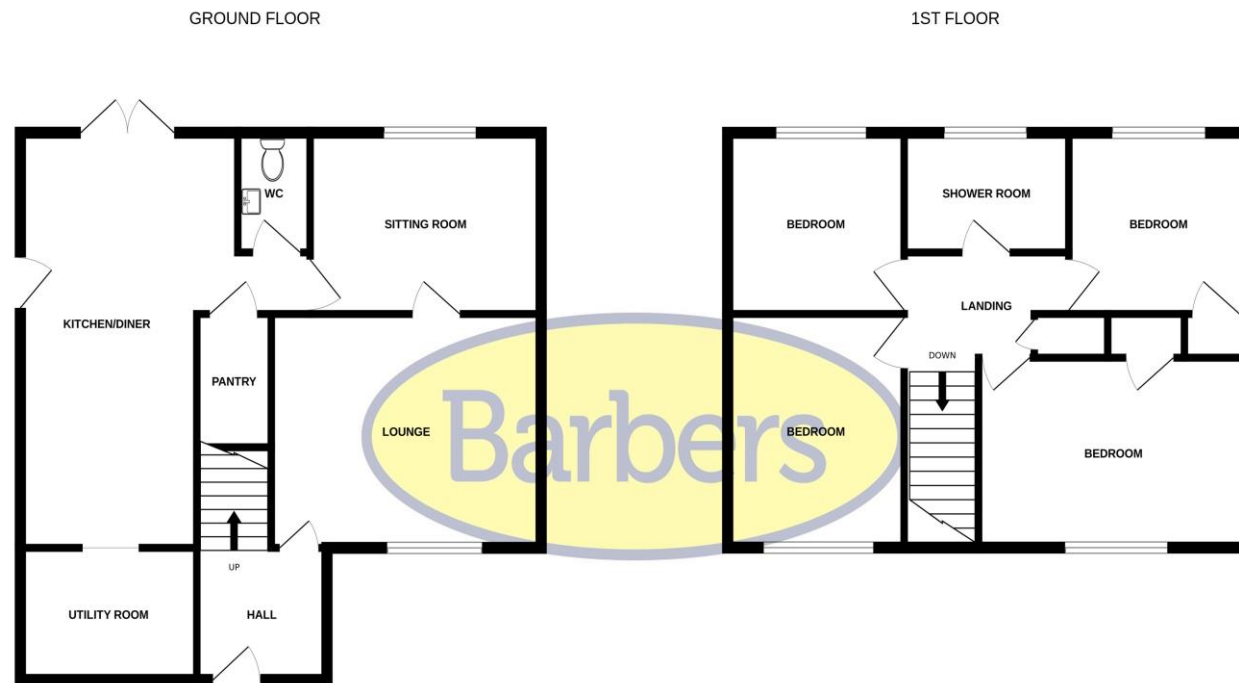
**UTILTY ROOM**  
8' 1" x 6' 6" (2.46m x 1.98m)

**BEDROOM ONE**  
13' 9" x 9' 6" (4.19m x 2.9m)

**BEDROOM TWO**  
11' 9" x 8' 8" (3.58m x 2.64m)

**BEDROOM THREE**  
9' 0" x 8' 5" (2.74m x 2.57m)

**BEDROOM FOUR**  
8' 8" x 8' 6" (2.64m x 2.59m)



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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**WHITCHURCH**  
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