



34 Greenfields Rise, Whitchurch, SY13 1EP

Helping *you* move



**34 Greenfields Rise, Whitchurch, SY13 1EP**

**Offers in the Region of £439,950**



- Four Bedroom Detached House
- Three Reception Rooms
- Master En Suite and Family Bathroom
- Driveway and Double Garage

- Attractive Established Gardens
- Peaceful Residential Location
- Close to the Country Park
- EPC C, Council Tax Band E



A great size four bedroom, three reception room detached property situated in a highly regarded established residential area of Whitchurch and within a stones throw of the nearby Country Park and Greenfields Nature Reserve. Tucked away towards the end of the cul-de-sac, it offers generous accommodation comprising Entrance Hall, Cloakroom with WC, generous Lounge with bay window with French doors leading to the Dining Room, Conservatory, Kitchen, Utility Room, Study, Four Bedrooms, Master En Suite Shower Room and Family Bathroom with modern suite. Externally, there is a spacious driveway with electric vehicle charging point as well as a double integral garage, providing excellent parking facilities. To the rear is a beautifully maintained enclosed tiered garden with paved patio, well maintained lawn and attractive borders and flower beds filled with a wide variety of mature shrubs, plants and trees. The property also benefits from having gas central heating and double glazing throughout.



## LOCATION

The property is 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.



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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, 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/>

## DIRECTIONS

From the High Street travel into Yardington, Sherrymill Hill and then Smallbrook Road, continue on before turning right into Greenfields Rise and No. 34 will be found towards the end of the road on the right hand side.

## LOCAL AUTHORITY

Council Tax Band E. 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 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)

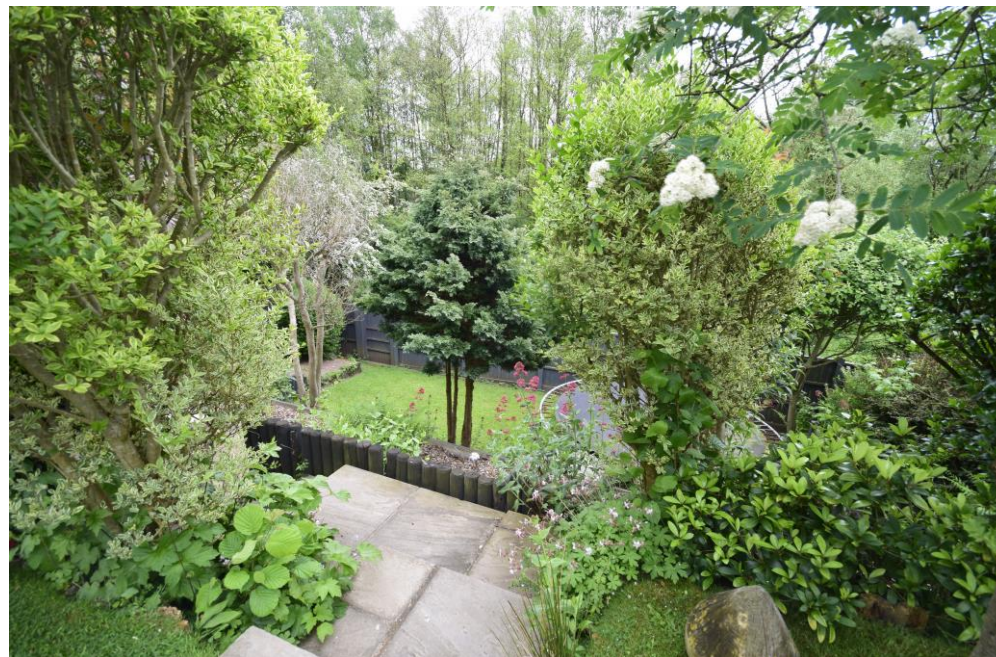
## METHOD OF SALE

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.

WH35497 140531056724



**LOUNGE**  
17' 5" x 11' 3" (5.31m x 3.43m) max

**DINING ROOM**  
11' 5" x 9' 7" (3.48m x 2.92m)

**KITCHEN**  
13' 7" x 10' 3" (4.14m x 3.12m)

**UTILITY ROOM**  
10' 3" x 5' 1" (3.12m x 1.55m)

**CONSERVATORY**  
15' 8" x 11' 4" (4.78m x 3.45m)

**MASTER BEDROOM**  
12' 8" x 9' 2" (3.86m x 2.79m)

**BEDROOM TWO**  
14' 7" x 11' 0" (4.44m x 3.35m)

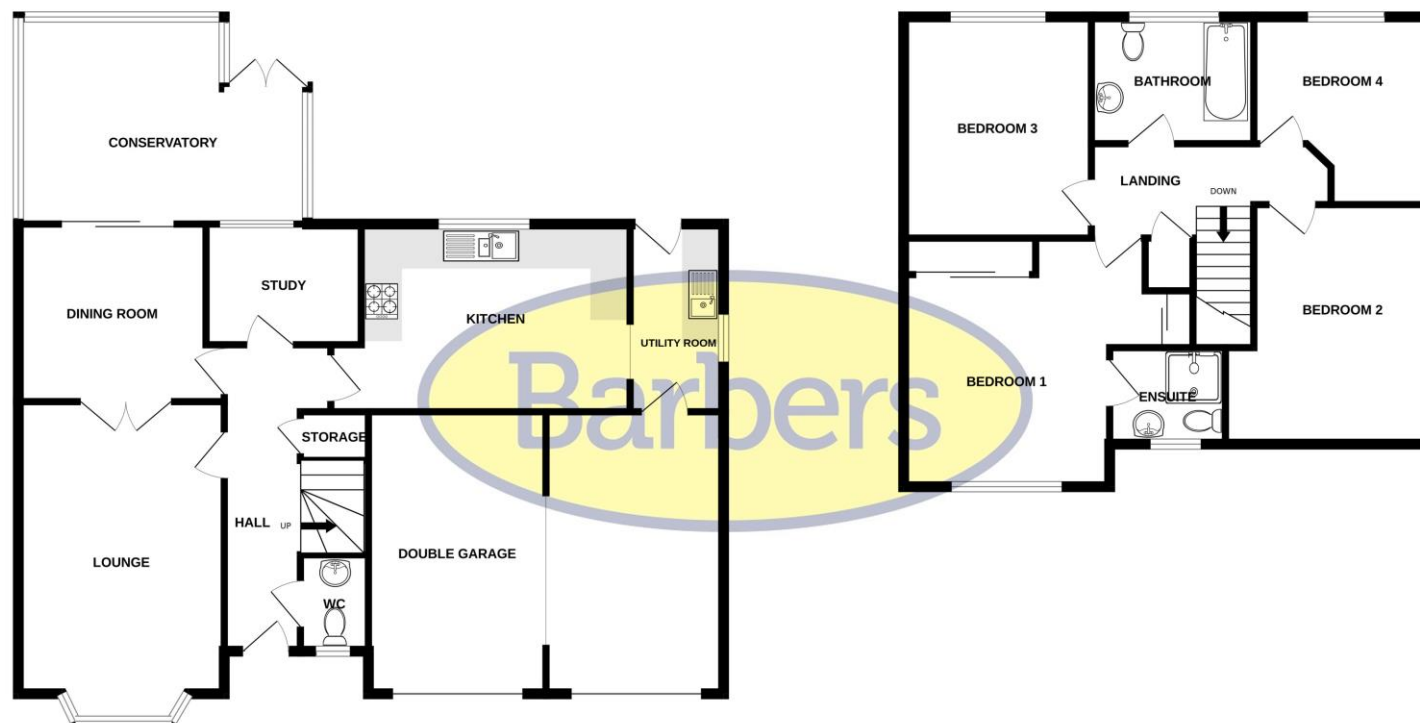
**BEDROOM THREE**  
12' 6" x 9' 1" (3.81m x 2.77m)

**BEDROOM FOUR**  
10' 2" x 9' 9" (3.1m x 2.97m)

**DOUBLE GARAGE**  
17' 5" x 12' 2" (5.31m x 3.71m)

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.  
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**WHITCHURCH**  
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