



18 Orchard Avenue, Whitchurch, SY13 1WD

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Offers In Region Of £485,000



An impressive double fronted five bedroom, three bathroom detached house with double garage and attractive gardens, situated in a most sought after residential area of Whitchurch.

- **Impressive Five Bedroom Detached House**
- **Three Bathrooms**
- **Sought After Residential Location**
- **Off Road Parking and Double Garage**
- **Attractive Gardens**
- **Superb Open Plan Kitchen/Diner**
- **Spacious Lounge with bay window and bi-folding doors**
- **EPC B, Council Tax Band E**



This impressive double fronted five bedroom, three bathroom detached family home is set in a prominent position in a sought after residential area of Whitchurch. Set over three storeys, the property offers great size accommodation perfect for family life with the ground floor comprising a spacious Entrance Hall with a convenient cloakroom, spacious Lounge complete with bay window and bi-folding doors opening onto the rear garden, providing a cosy retreat and seamless indoor-outdoor living. A particular feature is the superb open plan Kitchen/Diner, ideal for modern living and entertaining and and there is also a practical Utility Room. The first floor includes the generous Master Bedroom with large En Suite Shower Room, Two Further Bedrooms and a modern Family Bathroom. The second floor accommodates two generous double bedrooms and an additional Shower Room, perfect for family members or guests seeking privacy. Outside, the attractive rear garden is well maintained with a lawned area, paved patio perfect for al fresco dining and relaxing in the sunshine, and decorative gravel borders with established shrubs and plants. Additional features include off road parking and detached double garage, providing ample parking space for several vehicles.





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.



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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.

MANAGEMENT COMPANY

We are advised that there is a management company set up for maintenance of the common areas and the cost is currently £179.59 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

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.

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.

DIRECTIONS

Take the Chester Road out of Whitchurch, continue on past Chester Avenue and the turning for Orchard Avenue can be found on the left hand side. Turn into Orchard Avenue and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: 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.

WH35793 210524



LOUNGE

25' 4" x 11' 0" (7.72m x 3.35m) max

KITCHEN/DINER

25' 0" x 10' 2" (7.62m x 3.1m)

UTILITY ROOM

8' 5" x 5' 4" (2.57m x 1.63m)

MASTER BEDROOM

15' 7" x 11' 0" (4.75m x 3.35m)

EN SUITE

10' 2" x 5' 5" (3.1m x 1.65m)

BEDROOM FOUR

11' 0" x 9' 7" (3.35m x 2.92m)

BEDROOM FIVE

10' 4" x 9' 7" (3.15m x 2.92m)

FAMILY BATHROOM

8' 4" x 5' 6" (2.54m x 1.68m)

BEDROOM TWO

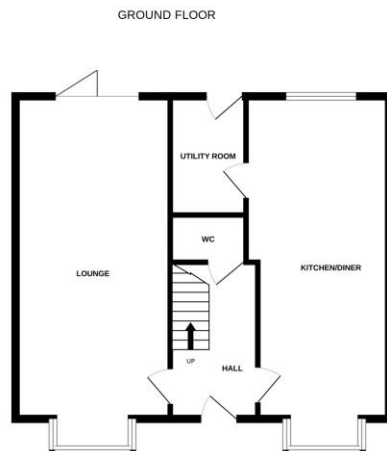
19' 1" x 11' 3" (5.82m x 3.43m) max

BEDROOM THREE

18' 7" x 9' 7" (5.66m x 2.92m) max

SHOWER ROOM

9' 2" x 5' 8" (2.79m x 1.73m)



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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