



15 Haroldgate, Whitchurch, SY13 4HJ

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Offers In Region Of £385,000



- Superb Four Bedroom Detached House
- Sought After Residential Location
- Driveway and Single Garage
- Fabulous Conservatory

- Open Plan Kitchen/Diner
- Built by David Wilson Homes
- Two En Suites and Family Bathroom
- EPC B, Council Tax Band E





Welcome to this stunning modern four bedroom detached house, the perfect family home situated in a sought after residential location within walking distance of the town centre and local amenities. Built by the renowned 5 Star Builders David Wilson Homes, this well presented property boasts a spacious layout, ideal for comfortable living. As you enter you're greeted by a welcoming Hallway with a convenient Cloakroom, perfect for guests. The bright and airy Lounge, featuring a lovely bay window, offers a cosy space for the whole family. The heart of the home is the superb open plan Kitchen/Diner, complete with modern appliances and French doors leading to a large Conservatory that opens directly onto the rear garden. The conservatory provides a fabulous space for relaxing or entertaining. Upstairs, the property features four well-proportioned bedrooms, with two benefiting from En Suite Shower Rooms in addition to a contemporary Family Bathroom. Externally, the home offers a private driveway and single garage, providing ample parking and storage. The low maintenance rear garden is the perfect complement to the indoor space, offering easy upkeep with artificial lawn and a paved patio, ideal for al fresco dining. With its modern design and prime location, this property offers a fantastic opportunity for those seeking a stylish family home in a sought after area. Viewing is highly recommended to fully appreciate all this beautiful home has to offer.





## 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 and the cost of this is currently £256.02 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

From the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed past the turning for The Squirrels, follow the road round to the right and the property can be found on the left hand side.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667 272 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.

WH36596 260924



## LOUNGE

18' 0" x 11' 5" (5.49m x 3.48m) max

## KITCHEN/DINER

19' 3" x 15' 0" (5.87m x 4.57m)

## CONSERVATORY

15' 9" x 12' 7" (4.8m x 3.84m)

## MASTER BEDROOM

15' 8" x 14' 4" (4.78m x 4.37m) max

## BEDROOM TWO

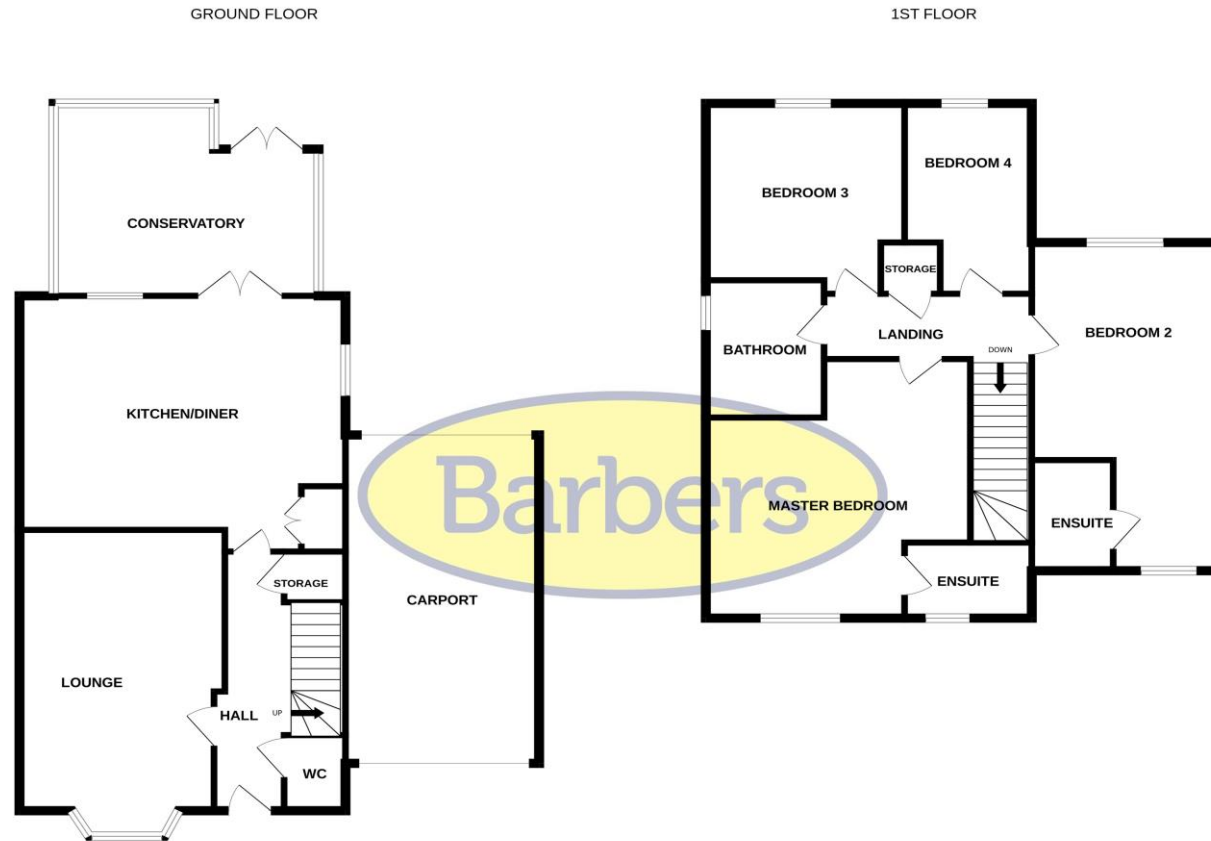
18' 2" x 10' 1" (5.54m x 3.07m) max

## BEDROOM THREE

11' 2" x 9' 7" (3.4m x 2.92m)

## BEDROOM FOUR

10' 2" x 7' 8" (3.1m x 2.34m)



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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