



Helping *you* move



## 4 Brookfield, Whitchurch, SY13 1DU

Offered for sale with no upward chain. This Three Bedroom detached house situated in a popular residential location with lovely views over the town's country park and is just a short stroll to Whitchurch's amenities. The property also benefits from a good size garden and a single garage.

Offers in the Region of

**£270,000**

# 4 Brookfield, Whitchurch, SY13 1DU

## Overview

- Three Bedroom Detached House
- Quiet Residential Location
- Views Across The Country Park
- Lounge, Kitchen/Diner
- Conservatory
- Shower Room
- Good Size Rear Garden
- Single Garage
- No upward chain
- EPC TBC
- Council Tax Band C
- Freehold



## Brief Description

*"Nestled in a quiet cul-de-sac, this three-bedroom detached home enjoys scenic views of the adjacent country park and is just a short stroll from the picturesque Shropshire union canal and is ideally located within walking distance to the town's amenities.*

*The ground floor accommodation comprises, Entrance Hall leading to a Cloakroom for added convenience. The Lounge features dual aspect windows, A Kitchen Breakfast room, also benefitting from a dual aspect, A bright Conservatory extends the living area and overlooks the garden, offering a peaceful spot for relaxation. Upstairs there are two double Bedrooms, a single bedroom and a shower room.*

*Outside, the property is approached over a shared driveway which leads to a single garage with an electric up and over door. The rear garden features borders with shrubs and plants, a neat lawn and a paved seating area which is perfect for entertaining, all framed with lovely views across the country park's greenery."*

## 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, 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.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

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

#### SERVICES

We are advised that mains gas, electricity, 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/>



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch High Street proceed to the mini roundabout by the Church and turn left, continue to the next mini roundabout and turn right into Sherrymill Hill which leads into Smallbrook Road, continue on and Brookfield can be found on the right hand side.

#### 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 TBC. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

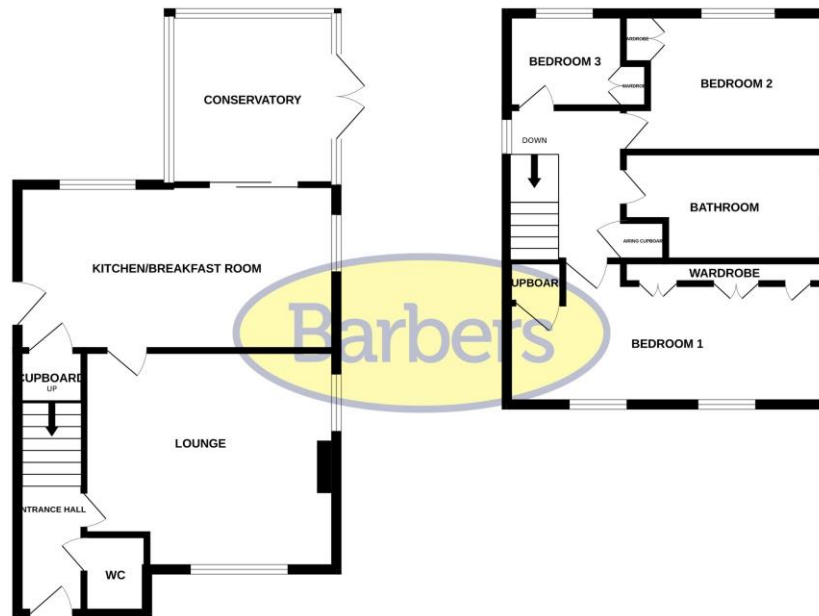
#### AML REGULATIONS

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.

WH36330270924

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



**LOUNGE**  
15' 3" x 12' 4" (4.65m x 3.76m)

**KITCHEN/BREAKFAST ROOM**  
15' 6" x 9' 4" (4.72m x 2.84m)

**CONSERVATORY**  
13' 1" x 9' 9" (3.99m x 2.97m)

**BEDROOM ONE**  
9' 3" x 10' 9" (2.82m x 3.28m)

**BEDROOM TWO**  
11' 1" x 9' 2" (3.38m x 2.79m)

**BEDROOM THREE**  
8' 2" x 7' 1" (2.49m x 2.16m)

**GARAGE**  
19' 0" x 8' 7" (5.79m x 2.62m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

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

**Barbers**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.