



16 Clayton Drive, Whitchurch, SY13 1PX

Offers in the Region of

£370,000

This spacious detached bungalow, just a short walk from Whitchurch town centre, features a large open-plan kitchen/diner/lounge with a built-in log burner, three bedrooms including the master with garden access, a modern accessible bathroom, wide corridors and ramps throughout, a versatile garage-turned-study, a generous driveway, and a beautifully landscaped garden with a patio, hot tub under canopy, and seamless indoor-outdoor living.

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Overview

- Detached Bungalow
- Three Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Fully Accessible Bathroom
- Wide Accessible Corridors
- Separate Utility Room/Study
- Rear Garden With Large Patio Area
- Off Road Parking
- EPC C
- Council Tax Band C



Nestled within walking distance of Whitchurch town centre, this beautifully presented detached bungalow offers a seamless blend of comfort, style, and accessibility. Step inside to a generous open-plan kitchen, dining, and lounge area, ideal for modern living and entertaining. The lounge features a striking built-in log burner, adding warmth and character, while the contemporary kitchen boasts ample space for a large dining table and opens out to the garden via elegant patio doors.

Designed with accessibility in mind, the property includes ramps leading to the garden and wide corridors throughout. The bungalow comprises three well-proportioned bedrooms, with the main bedroom enjoying direct access to the garden through its own patio doors. The stylish bathroom includes both an accessible shower and a full-size bath. Outside, the private garden is a true retreat, complete with a spacious patio area perfect for entertaining, and a large hot tub with a canopy, offered as part of the sale. The garage has been thoughtfully converted into a versatile study/utility room with additional storage, and the generous driveway provides ample off-road parking.

Location:

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre which also stands next to a brand new retirement development for over 55s looking to embrace retirement in the area. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



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 electricity, gas, water and drainage are available. Gas Central Heating. 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

DIRECTIONS

From Brownlow Street turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury. Continue on this road where the turning for Clayton Drive can be found on the left hand side. The property can be found by turning right on Clayton Drive and it is located in the far left corner.

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.

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

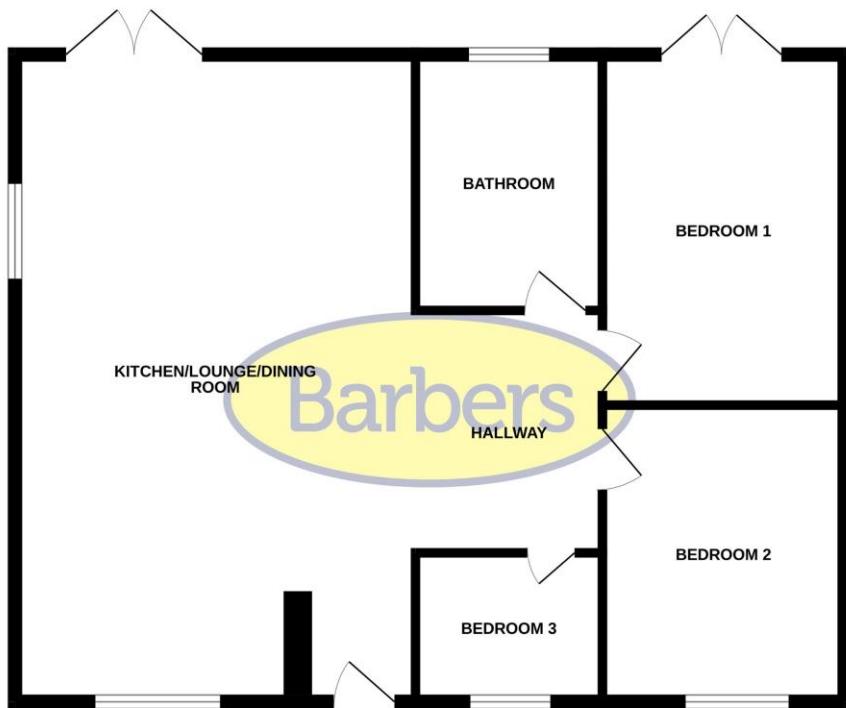
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

We are advised there is a tree on the grounds of the property that is protected under a Tree Preservation Order. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

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GROUND 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is a graphic representation and has not been tested and no guarantee as to their operability or efficiency can be given.
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KITCHEN/DINER/LOUNGE

26' 7" x 16' 6" (8.1m x 5.03m)(max)

OFFICE/UTILITY ROOM

12' 2" x 9' 5" (3.71m x 2.87m)(max)

BEDROOM ONE

14' 5" x 10' 0" (4.39m x 3.05m)

GARAGE STORAGE

8' 4" x 3' 2" (2.54m x 0.97m)

BEDROOM TWO

12' 0" x 10' 2" (3.66m x 3.1m)

BEDROOM THREE

8' 4" x 5' 9" (2.54m x 1.75m)

BATHROOM

10' 6" x 7' 8" (3.2m x 2.34m)

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

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Email: 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.