



9 Orchard Avenue, Whitchurch, SY13 1WD

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A well-presented four-bedroom family home in a lovely Whitchurch residential area, offering a bright multi-aspect lounge, modern open-plan kitchen/diner with utility and conservatory, four bedrooms including a master with built-in storage and en-suite, established gardens, a single garage and off-road parking for two cars.

- Well presented four bedroom detached house
- Open plan modern kitchen/diner
- Bright conservatory with garden access
- Multi aspect lounge
- Master bedroom with a modern ensuite
- Attractive gardens
- Off road parking and a single garage
- EPC B, Council tax band C

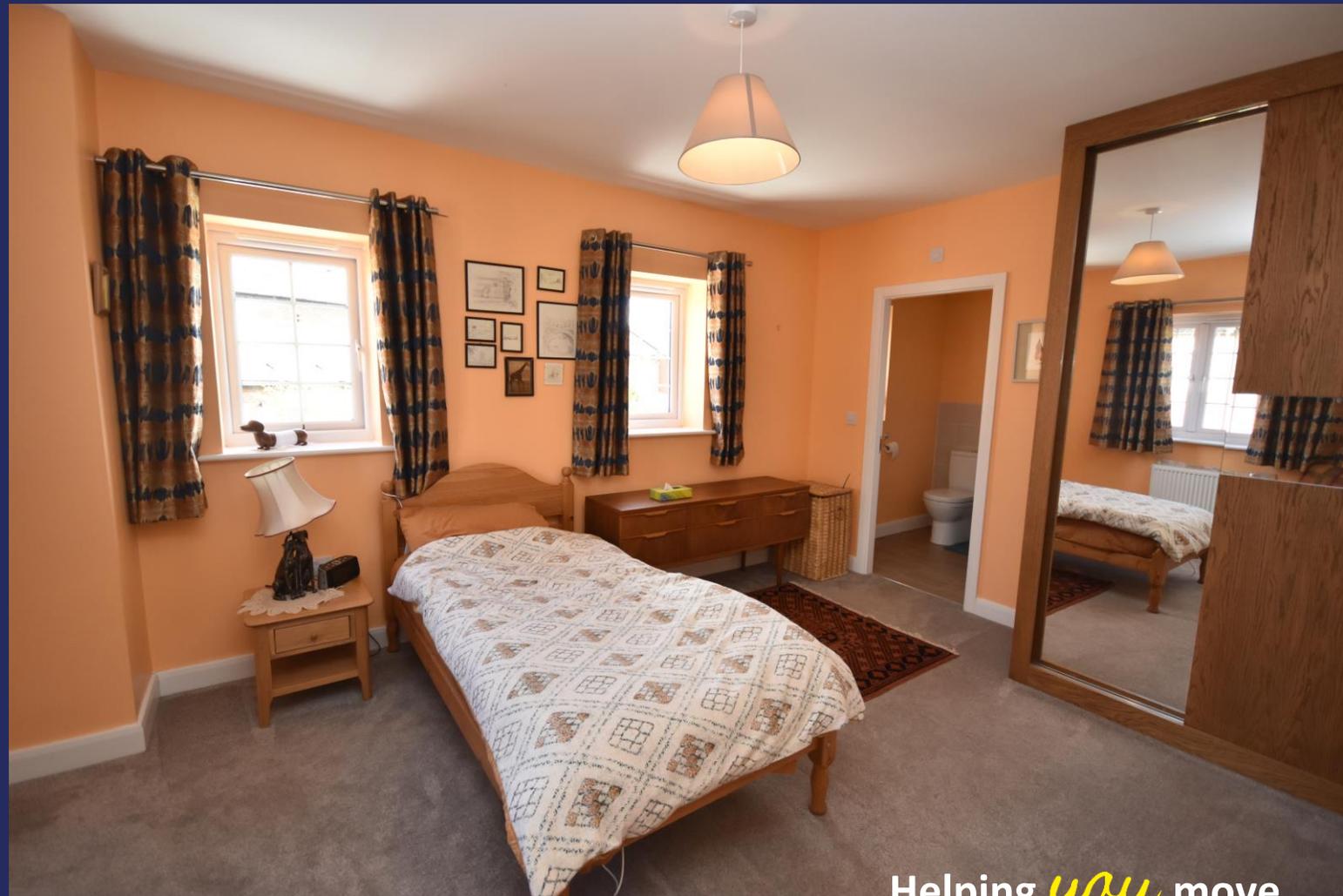


A well-presented four-bedroom home set within a lovely residential area of Whitchurch, offering a practical layout and plenty of space for family living. The property opens into a spacious hallway. To the right is a bright, multi-aspect lounge that enjoys plenty of natural light. There is also a useful downstairs WC. The large open-plan kitchen/diner features modern units and integrated appliances, creating a sociable space for everyday use. A separate utility room provides space for a washer and dryer and has direct access to the garden. Leading from the kitchen/diner is a light conservatory with double doors opening onto the garden. Upstairs are four bedrooms. The master bedroom benefits from built-in storage and a modern en-suite shower room, while bedroom two also





includes built-in wardrobes. Three of the bedrooms are comfortable doubles, with the fourth a single that would also work well as a study or hobby room. A modern family bathroom completes the first floor. Outside, the property enjoys established front and rear gardens, with a patio area ideal for seating. There is a single garage with electric and lighting, along with off-road parking for two vehicles. The home also benefits from solar panels with controls and a battery, providing an energy-efficient addition to the property.



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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. 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 pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Solar Panels. 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.

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 left hand side.

LOCAL AUTHORITY

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

MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is currently £150 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

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.

WH35411 120326

KITCHEN/DINER

21' 7" x 10' 11" (6.58m x 3.33m)

UTILITY ROOM

9' 7" x 5' 1" (2.92m x 1.55m)

CONSERVATORY

11' 1" x 9' 8" (3.38m x 2.95m)

LOUNGE

17' x 10' 8" (5.18m x 3.25m)

MASTER BEDROOM

15' x 11' (4.57m x 3.35m)

ENSUITE

5' 3" x 4' 9" (1.6m x 1.45m)

BEDROOM TWO

14' 9" x 11' (4.5m x 3.35m)(max)

BEDROOM THREE

10' 3" x 8' 4" (3.12m x 2.54m)

BEDROOM FOUR

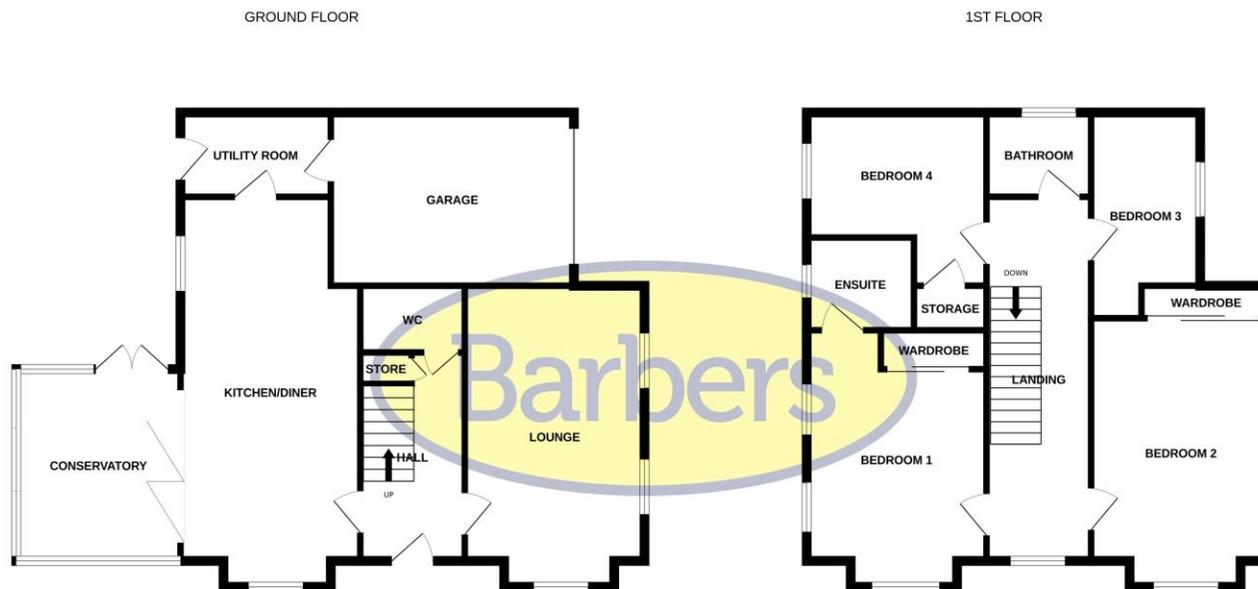
11' x 6' 5" (3.35m x 1.96m)(min)

BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m)

GARAGE

14' 4" x 10' 2" (4.37m x 3.1m)



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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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 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.



WHITCHURCH
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