



31 Badger Crescent, Whitchurch, SY13 4JL

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A detached modern four-bedroom home close to Whitchurch town centre, offering a spacious lounge with bay window, a study/additional reception room, a large open-plan kitchen/dining/family space with garden access, utility and WC, four double bedrooms including a master with en-suite, a modern family bathroom, and an enclosed rear garden with patio, single garage and off-road parking.

- Detached four bedroom house
- Located in a sought after area of Whitchurch
- Walking distance to the town centre
- Modern open plan kitchen/diner/family room
- Bright lounge with a bay window
- Master bedroom with an shower ensuite
- Single garage, off road parking
- EPC B, Council tax band E



This modern detached four-bedroom home is set within walking distance of Whitchurch town centre and is well placed for local schools, shops and everyday amenities. It offers a spacious and practical layout, making it a great fit for family living. On entering the property, the hallway leads to a generous lounge on the right, featuring a bay window that brings in plenty of natural light. To the left is a study, which could also be used as an additional reception room. There is also a useful storage cupboard ideal for coats, shoes and household items. To the rear of the property is a large open-plan kitchen/dining/family room. This bright, sociable



space has patio doors opening directly onto the garden. A separate utility room provides space for a washer and dryer, and there is also a downstairs WC. Upstairs are four double bedrooms. The master bedroom includes built-in storage and an en-suite shower room, while the second bedroom also benefits from built-in storage. A modern family bathroom completes the first floor. Outside, the rear garden features a sizeable patio area suitable for outdoor seating and dining. The property also includes a single garage and off-road parking.



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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. 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.

## **MANAGEMENT COMPANY**

We are advised by the vendors that there is management company set up and the service charge is currently £300 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

## **DIRECTIONS**

From the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into The Squirrels and then turn left into Badger Crescent follow the road round to the right and the property can be found to 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 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**

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.

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## LOUNGE

15' x 12' (4.57m x 3.66m)

## OFFICE

9' x 7' 5" (2.74m x 2.26m)

## KITCHEN/DINER/FAMILY ROOM

27' 2" x 12' 6" (8.28m x 3.81m)(max)

## UTILITY ROOM

5' 6" x 5' 3" (1.68m x 1.6m)

## MASTER BEDROOM

11' 7" x 10' 8" (3.53m x 3.25m)

## ENSUITE

5' 8" x 4' 5" (1.73m x 1.35m)

## BEDROOM TWO

12' 1" x 10' 6" (3.68m x 3.2m)(max)

## BEDROOM THREE

11' x 10' 2" (3.35m x 3.1m)(max)

## BEDROOM FOUR

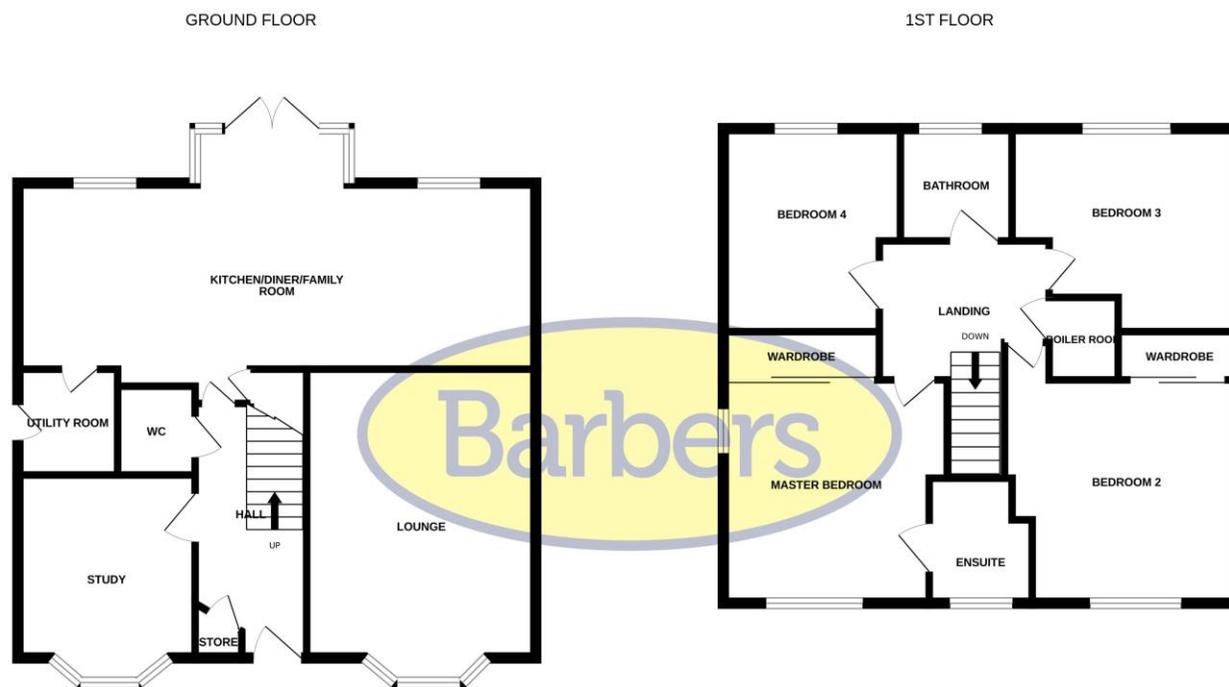
10' 8" x 10' 6" (3.25m x 3.2m)

## BATHROOM

5' 5" x 4' 8" (1.65m x 1.42m)

## GARAGE

16' 6" x 9' (5.03m x 2.74m)



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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