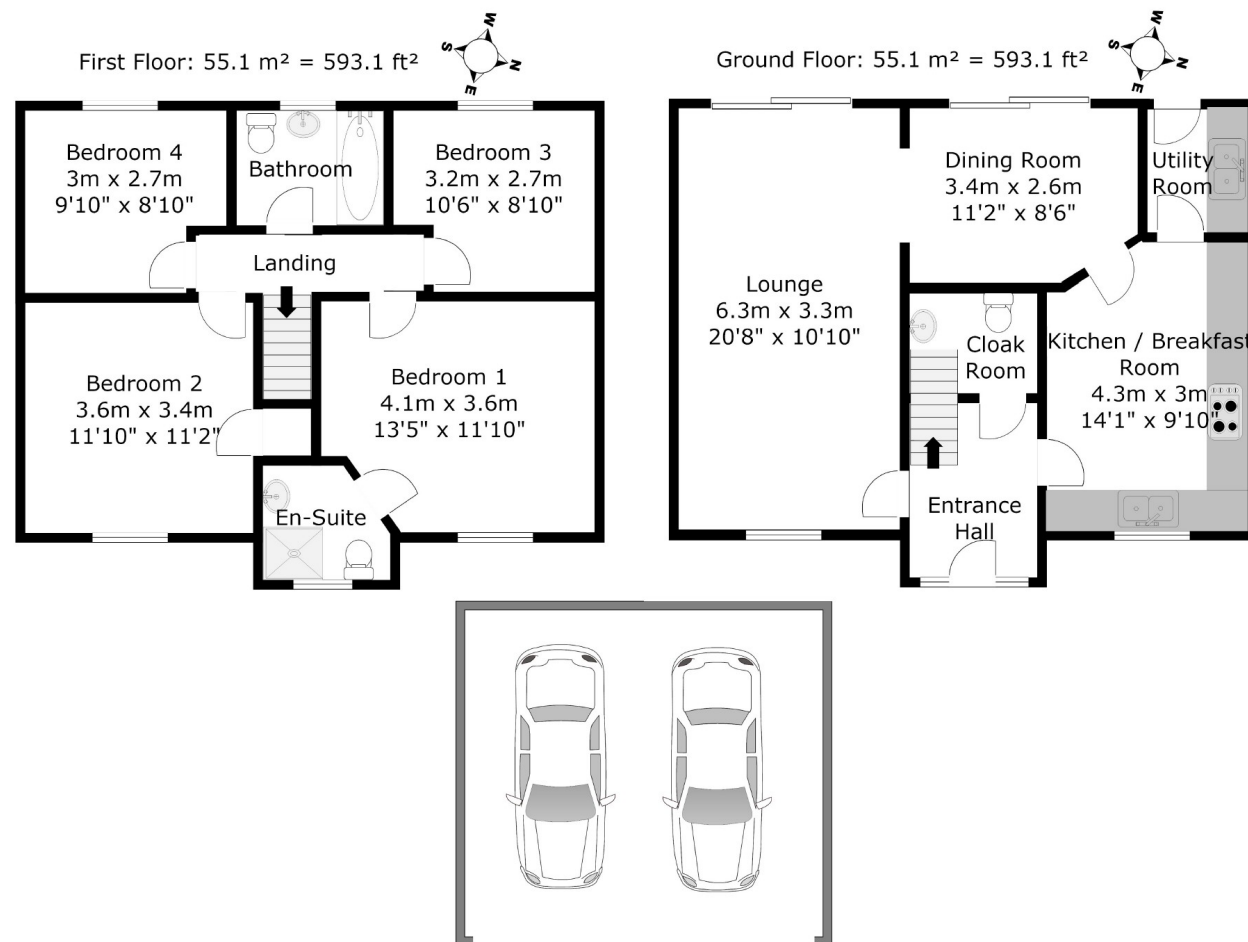


5 Joyce Way, Whitchurch, SY13 1TZ



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

Offers in the region of £229,950

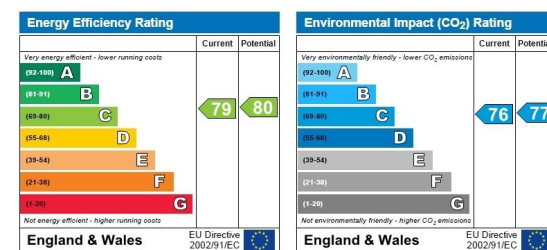
5 Joyce Way,
Whitchurch, SY13 1TZ

A recently refurbished and nicely presented four bedroom detached house with two reception rooms, a fitted kitchen and utility room, en-suite to the master bedroom, ample parking and a double garage, situated within walking distance of Whitchurch town centre. Early inspection highly advised.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch office:
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@hallsgb.com



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Crewe 15.5 miles, Wrexham 16 miles, Shrewsbury 20 miles, Chester 21 miles. All distances are approximate



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Detached House
- Beautifully Presented
- Four Bedrooms
- Recently Refurbished
- Double Garage
- No Upper Chain

DESCRIPTION

A recently refurbished and nicely presented four bedroom detached house with en-suite to the master bedroom and a double garage, situated within walking distance of Whitchurch town centre.

LOCATION

The property is located in a quiet residential development within walking distance of the town. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive.

ENTRANCE HALL

Double glazed half glazed entrance door, tiled floor, radiator, stairs to first floor landing, telephone point.

CLOAKROOM

With pedestal wash hand basin having a mixer tap and tiled splash backs, low level WC, radiator, extractor fan and tiled flooring.

LOUNGE

6.30m x 3.30m (20'8" x 10'10")
With double glazed window to front and patio doors to rear garden, two double radiators, TV point, square opening to the dining room.

DINING ROOM

3.43m x 2.62m (11'3" x 8'7")
With patio doors to the rear garden, double radiator and door to the kitchen.

KITCHEN/BREAKFAST ROOM

Nicely appointed with a stainless steel one and a half bowl sink and drainer inset into timber effect work surfaces, having a comprehensive range of base and wall cupboards, with integrated electric oven, a gas hob with stainless steel cooker hood, space and plumbing for a dishwasher, space for a fridge and freezer, tiled splash backs, tiled floor, fitted unit pelmets, double glazed windows to front and side, double radiator, flush fitted spot lighting, door to the:

UTILITY ROOM

1.83m x 1.47m (6'0" x 4'10")
Fitted with a stainless steel sink with mixer tap, inset into work surface with a base unit below, plumbing for a washing machine, tiled splash backs, wall mounted gas central heating boiler, radiator, extractor fan, double glazed door to the rear.

FIRST FLOOR LANDING

Access to the loft space, radiator, doors to all principal rooms.

MASTER BEDROOM

4.04m x 3.56m (13'3" x 11'8")
Double glazed window to the front, radiator, TV and telephone points, door to the;

EN-SUITE SHOWER

Fitted with a tiled enclosure having a fitted mains powered shower and folding glass door, pedestal wash basin with mixer tap, WC, shaver point, tiled to half wall height, radiator, extractor fan, double glazed window to the front.

BEDROOM TWO

3.58m x 3.35m (11'9" x 11'0")
Double glazed window to the front, radiator, built-in over stairs airing cupboard.

BEDROOM THREE

3.20m max x 2.64m (10'6" max x 8'8")
Double glazed window to the rear, radiator.

BEDROOM FOUR

3.02m max x 2.64m (9'11" max x 8'8")
Double glazed window to the rear, radiator.

BATHROOM

2.08m x 1.68m (6'10" x 5'6")
Fitted with a white suite of panelled bath with mixer tap, pedestal wash basin with mixer tap, WC, tiled to half wall height, double radiator, extractor fan, double glazed window to the rear.

OUTSIDE FRONT

Front garden area with shrub flower beds, gated access to the rear garden, tarmac drive to the side gives ample off road parking and leads to the;

DOUBLE WIDTH GARAGE

Up and over door, under eaves storage space.

OUTSIDE REAR

Paved and gravel seating area, with timber edging and steps up to a raised lawn, all being fence enclosed.

DIRECTIONS

From Whitchurch, proceed into Highgate and take the first right into Joyce Way. The property will be found in the left hand side as marked by the agent's for sale board.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002. We are informed that the property is in band E and the charge for 2016/2017 is £2008.96.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at www.rightmove.co.uk and onthemarket.com.
Ref:WH0850