



36 Wheatsheaf Drive, Whitchurch, SY13 1XU

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Offers in Region of £275,000



- Stunning Detached Family Home
- Four Bedrooms
- Lounge, Dining Room
- Recently built Family Room
- Kitchen, Utility
- En Suite and Family Bathroom
- Garage and Good Size Garden

"This spacious and well presented four bedroom detached family home is tucked away towards the end of a quiet cul de sac and is within easy walking distance of the town centre. It has been recently extended by the current owners including a superb Family Room with underfloor heating and sliding doors opening onto the rear garden. The generous accommodation includes Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, Family Room, Four Bedrooms, Master En Suite Shower Room and Family Bathroom. Outside, there is a good sized rear garden, mainly laid to lawn with a decked seating area and attractive borders filled with a variety of shrubs and plants. To the front is a driveway which leads to a single integral garage, providing good off road parking facilities."



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.





LOUNGE
15' 8" x 13' 6" (4.78m x 4.11m)

DINING ROOM
10' 3" x 9' 1" (3.12m x 2.77m)

KITCHEN
10' 3" x 8' 9" (3.12m x 2.67m)

FAMILY ROOM
15' 4" x 12' 6" (4.67m x 3.81m)

UTILITY ROOM
7' 5" x 6' 3" (2.26m x 1.91m)

BEDROOM ONE
12' 7" x 11' 1" (3.84m x 3.38m)

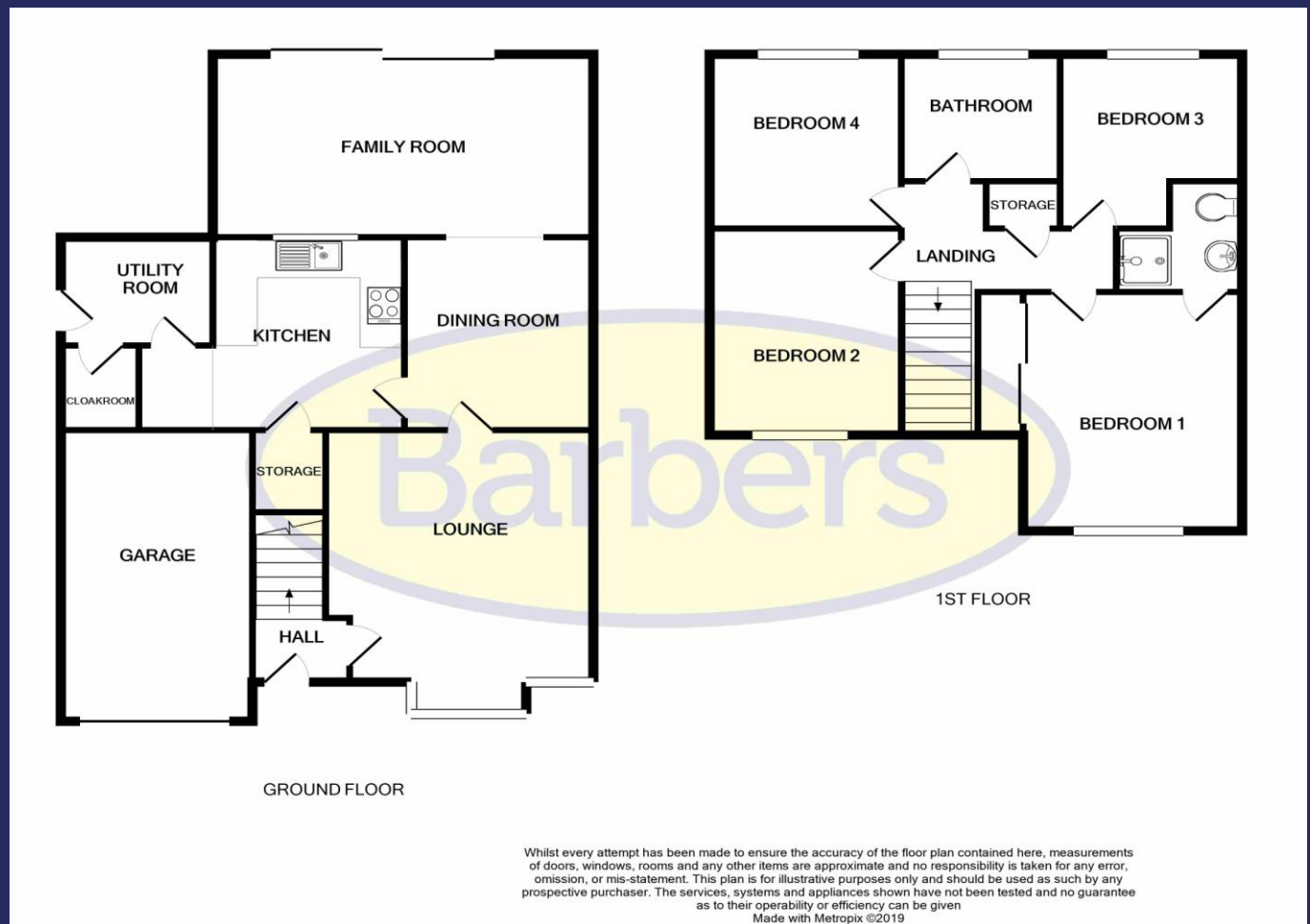
BEDROOM TWO
10' 7" x 8' 1" (3.23m x 2.46m)

BEDROOM THREE
10' 0" x 8' 3" (3.05m x 2.51m)

BEDROOM FOUR
8' 4" x 8' 1" (2.54m x 2.46m)

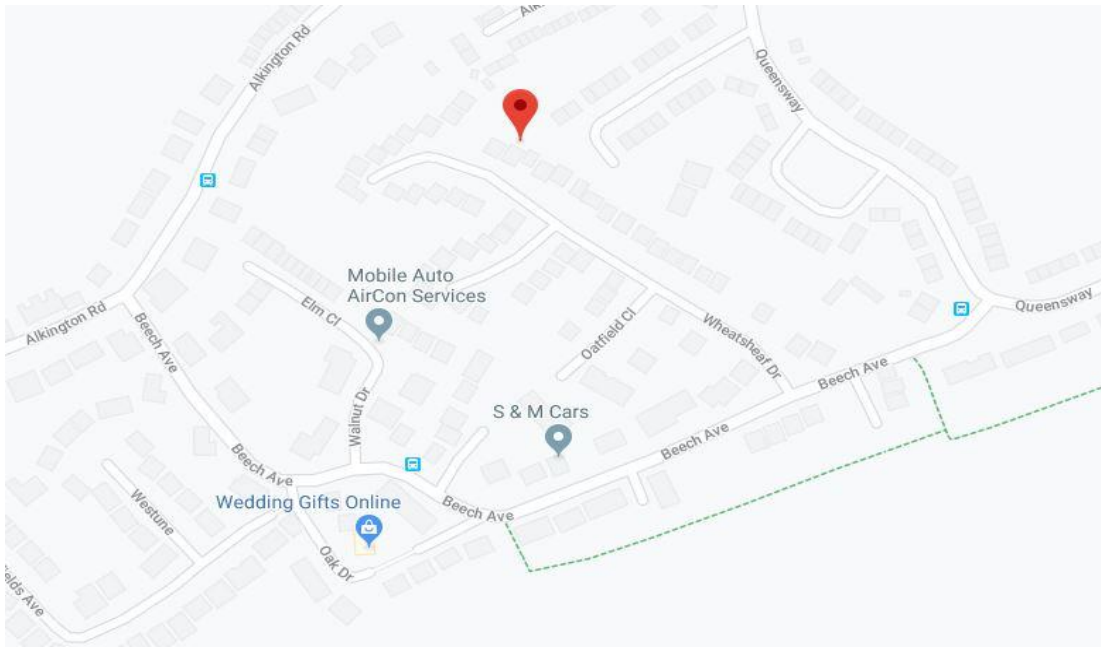
OUTSIDE
The property is approached over a driveway leading to a single integral garage. There is a good size rear garden which can be accessed from the rear or there is a side access via a gate. The garden is mainly laid to lawn with a decked area, patio area and well stocked borders containing a variety of established shrubs and plants. Garden shed.

GARAGE
15' 8" x 8' 0" (4.78m x 2.44m)



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DIRECTIONS

Travel via Queensway into Beech Avenue and then turn right into Wheatsheaf Drive, continue on and the property can be found at the end of the cul de sac on the right hand side.

ENERGY PERFORMANCE

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

VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

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 enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

PROPERTY INFORMATION

We believe this information to be accurate, but they 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.

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas fired 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.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH23938 180919



WHITCHURCH
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