



4 Meadow View Road, Whitchurch, SY13 1JT

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Offers In Region Of £295,000



- Beautifully Presented Detached House
- Four Bedrooms
- Two Loft Rooms and Loft Bathroom
- Spacious Lounge/Diner, Kitchen
- Family Bathroom and Shower Room
- Utility and Store Room
- Ample Parking and Garden

"This beautifully presented detached house has been extended and improved by the current owners to provide a wonderfully spacious family home and viewing is essential to truly appreciate what is on offer. The ground floor accommodation comprises light and airy Reception Hall, Cloakroom, generous open plan Lounge/ Dining Room having doors opening onto the rear decked patio area and there is a cream shaker style Kitchen with range cooker. The integral garage has been converted to form a useful Utility Area and Store Room but this could be reinstated to a garage if preferred. The first floor boasts Four Bedrooms, Family Bathroom and separate Shower Room and there are also Two Loft Rooms on the second floor, one of which is currently being used as a bedroom with En Suite Bathroom. The property is approached over a good size driveway providing ample parking space for several vehicles and to the rear is an attractive garden with a spacious decked patio and steps leading down to a lawned area."



LOCATION

The property is situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Ciwyd 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/DINER

28' 10" x 15' 9" (8.79m x 4.8m) narrowing to 10' 8" in dining area

KITCHEN

11' 5" x 9' 9" (3.48m x 2.97m)

UTILITY ROOM

9' 4" x 8' 5" (2.84m x 2.57m)

STORE ROOM

8' 5" x 6' 0" (2.57m x 1.83m)

BEDROOM ONE

12' 7" x 10' 8" (3.84m x 3.25m)

BEDROOM TWO

11' 9" x 10' 11" (3.58m x 3.33m)

BEDROOM THREE

13' 1" x 8' 3" (3.99m x 2.51m)

BEDROOM FOUR

8' 2" x 5' 8" (2.49m x 1.73m)

SHOWER ROOM

9' 7" x 8' 5" (2.92m x 2.57m)

BATHROOM

5' 11" x 5' 6" (1.8m x 1.68m).

SECOND FLOOR- LOFT SPACE

ROOM ONE

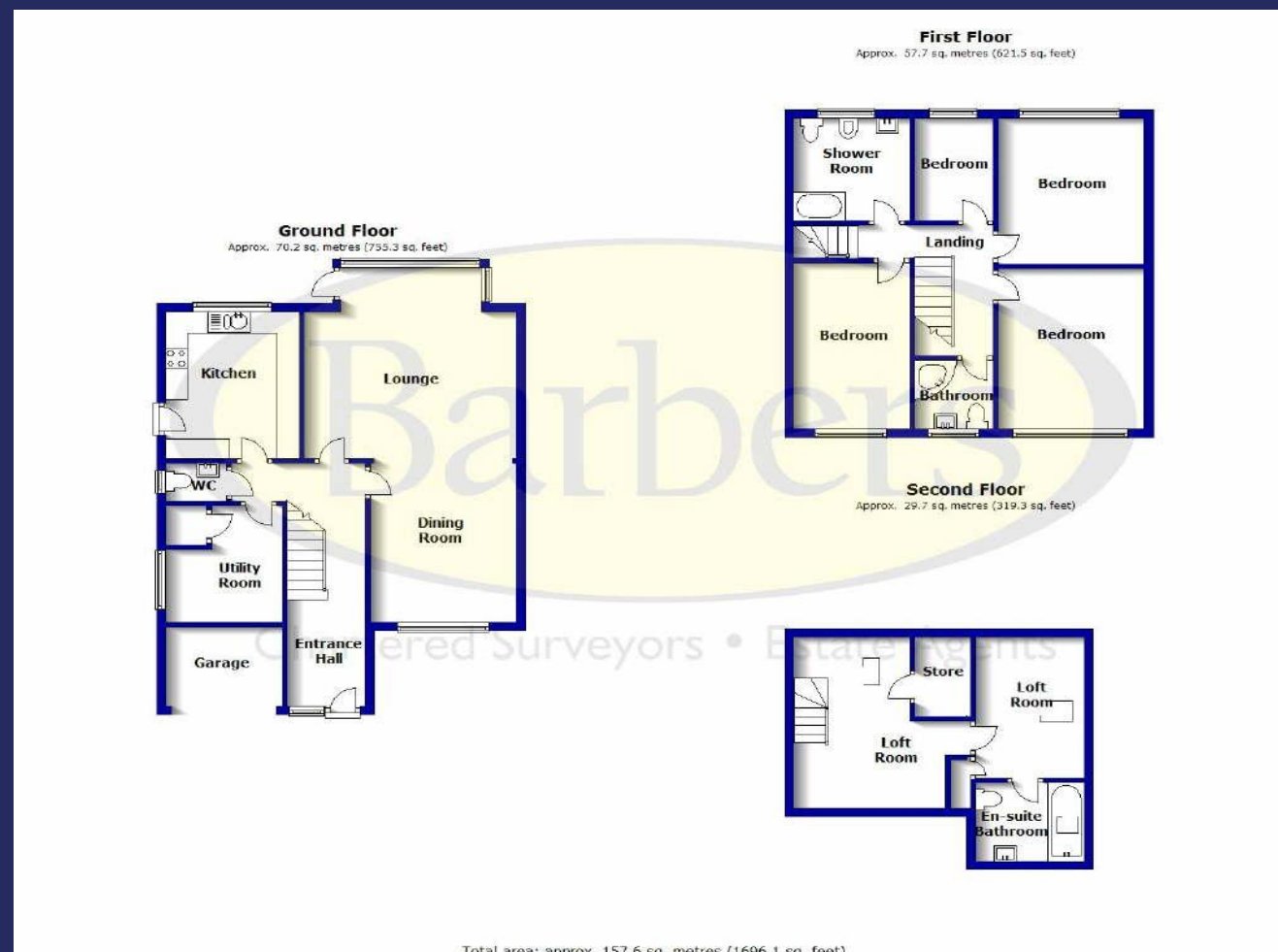
13' 7" x 11' 3" (4.14m x 3.43m)

ROOM TWO

11' 4" x 7' 10" (3.45m x 2.39m)

BATHROOM

7' 7" x 6' 4" (2.31m x 1.93m)



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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

SERVICES

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

HOW TO FIND THIS PROPERTY

From Wrexham Road travel into Meadow View Road and the property stands after a short distance on the left hand side.

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

ENERGY PERFORMANCE

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

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.

WH26071 29012020



WHITCHURCH
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