



**Very Well Presented Semi-Detached House**

**Large Rear Garden**

**Lovely Conservatory Extension**

**2 Reception Rooms & 4 Bedrooms**

**Spacious Kitchen/Breakfast Room**

**Detached Victorian Style Garage**

**25 Smallbrook Road**  
Whitchurch SY13 1BT

**Offers in the Region Of £390,000**



## What's on your bucket list for your next home?

An older property with character?

Something with a large back garden?

Something with a garage and a driveway?

Within walking distance of the town and/or even the park?

If you have answered 'yes' to some or even all of these questions, then this may well be the house for you.....

It has been well maintained and much loved by the current owner (even the brass door knobs are highly polished!) and an internal inspection is therefore strongly recommended.

The imposing front elevation is a forerunner to the accommodation to be found within, including 2 separate reception rooms, plus a conservatory addition, kitchen and downstairs shower room, 4 bedrooms upstairs and a refitted bathroom. The 'piece de resistance' however has to be the lovely, well maintained rear garden which is far larger than you may imagine and is likely to be haven for those with green fingers, children and pets!

Access to both the town centre and bypass is very straightforward from here; there are nearby bus stops and Whitchurch even boasts its own railway station, in addition to local shops, restaurants, pubs, doctors surgery, dentists, hairdressers, beauty salons and schools.

*Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Gas fired boiler supplying radiators and hot water.

### Tenure

Freehold.

### Council Tax

Shropshire Council - Tax Band C.

### Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

### **Spacious Hallway** 15' 1" x 7' 1" (4.59m x 2.16m)

Exposed timber floorboards, dado rail, picture rail, staircase to first floor with access to cellar, radiator, fitted corner cupboard housing the electric meter with matching corner cabinet below providing useful additional storage.

### **Cellar** 18' 8" x 10' 10" (5.69m x 3.30m)

Lights, power and electric drainage pump and sump.

### **Living Room** 17' 0" max x 11' 8" (5.18m max x 3.55m)

Front facing bay window, dado rail, picture rail, log burning stove on granite/slate hearth, full height storage cupboards, radiator and 3 wall light points.

### **Sitting Room** 17' 8" max x 11' 9" (5.38m max x 3.58m)

Brick fireplace incorporating log stove on blue brick hearth, front facing bay window, radiator and picture rail.

### **Kitchen/Breakfast Room** 15' 9" x 10' 11" (4.80m x 3.32m)

Stainless steel sink and drainer inset in base unit with drawers, cupboards and storage below and incorporating 4 ring gas hob with gas oven and grill above, wall cupboards, quarry tiled floor, part tiled walls, Rayburn solid fuel (logs and coal) stove with hot plates and ovens below in brick chimney surround, feature stained glass leaded light circular window, original full height storage cupboard with drawers below, corniced ceiling and radiator.

### **Conservatory** 16' 2" x 10' 7" (4.92m x 3.22m)

Double glazed with self-cleaning roof, windows and french double doors leading to rear garden, ceramic tiled floor, lights and power.

### **Shower Room/Utility Room** 10' 10" x 6' 0" (3.30m x 1.83m)

Stainless steel sink and drainer inset in base unit with drawers, cupboard and plumbing for washing machine below, wall cupboards, corner shower cubicle with mains mixer shower unit and close coupled WC. Quarry tiled floor, loft access hatch and part tiled walls.

## FIRST FLOOR

### **Galleried Landing** 19' 1" x 7' 0" (5.81m x 2.13m)

Picture rail, built-in cupboard and loft access hatch.

### **Bedroom 1** 12' 11" x 11' 8" (3.93m x 3.55m)

Radiator and full width range of wardrobes and overhead storage cupboards.

### **Bedroom 2** 11' 6" x 8' 6" (3.50m x 2.59m)

Radiator.

### **Bedroom 3** 12' 1" x 7' 9" (3.68m x 2.36m)

Radiator.

### **Bedroom 4** 12' 0" x 7' 5" (3.65m x 2.26m)

Corniced ceiling and radiator.

### **Family Bathroom** 8' 3" x 7' 1" (2.51m x 2.16m)

Deep, Japanese style 'soaking tub' bath (ideal for a good soak!), pedestal wash hand basin, close coupled WC and corner shower cubicle with electric shower over, part tiled walls, period style radiator with chrome towel rail and airing cupboard housing the Vaillant wall mounted gas central heating boiler.

## OUTSIDE

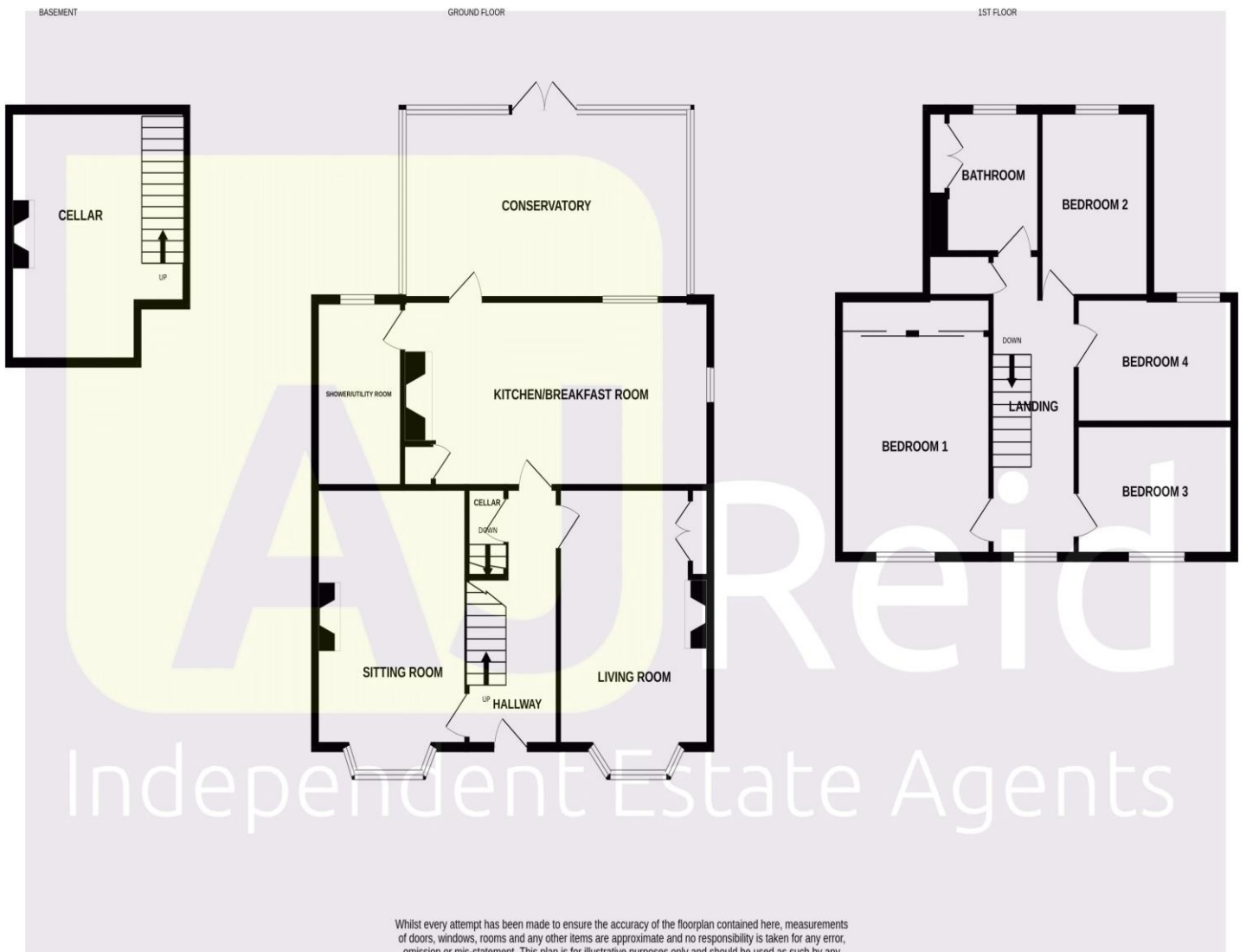
Block paved driveway with parking for at least 2 cars and leading to the **DETACHED SINGLE GARAGE** 16' 10" x 9' 8" (5.13m x 2.94m) with light, power, roller door and connecting door to rear garden.

Easily managed front garden with small lawn, flowers and shrubs. Large enclosed rear garden with neatly tended beds and borders having a variety of plants.

Productive vegetable plot and 3 raised beds with rhubarb, raspberries and blackcurrant bushes.

Mature weeping Willow tree, apple (eating and cooking) and plum trees.

**Brick Workshop** 11' 0" x 4' 4" (3.35m x 1.32m), **lean-to Timber Greenhouse** 8' 6" x 5' 0" (2.59m x 1.52m) and **Large Timber Shed** 12' 0" x 7' 10" (3.65m x 2.39m) with herringbone brick patio, plus 3 timber composting bins.

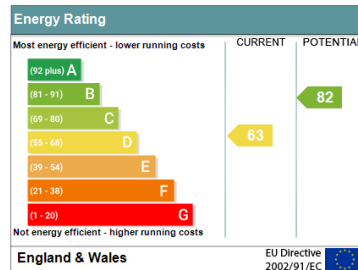


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**Directions:** From High Street Whitchurch, at the mini roundabout by St Alkmunds church turn left into Yardington and at the next mini roundabout take the second exit into Sherrymill Hill. Follow the road down into Smallbrook Road and the house is located on the right hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: 25 Smallbrook Road, WHITCHURCH, SY13 1BT  
 RRN: 9600-5800-0422-5399-3443



**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

