



Fabulous Executive Style Detached House

Beautiful, Well Stocked Gardens

3 Reception Rooms & Spacious Breakfast Kitchen

Canal Frontage

4 Double Bedrooms (1 En-Suite)

Double Garage

17 Waterfront View
Whitchurch SY13 1RS

£490,000



Guess what? Waterfront View faces the canal!

Wow - what an idyllic location, watching all the colourful boats passing by...

Not only that, but the current owners have also spent a small fortune landscaping the plot with delightful, colourful gardens to both front and rear, whilst the house itself is immaculately presented and offers spacious, family sized accommodation.

This is a very light and welcoming property and includes 4 double bedrooms (1 en-suite), a family bathroom with bath and separate shower, whilst downstairs there is a comfortable lounge, a separate study and the dining room is located off the breakfast kitchen.

The double garage even has a tiled floor, and an electric up and over door!

The house is located on the edge of the town and is also well placed for the bypass for travel throughout a wide geographical area including Shropshire towns and villages, into Cheshire and North Wales.

Commuters are also likely to appreciate that Whitchurch has a railway station. An internal inspection is most strongly recommended.

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 F.

Maintenance Charge

A private residents committee comprising 18 properties within Waterfront View currently pay £250.00 per year for maintenance of common areas.

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

Canopied Entrance Porch

Timber pillars.

Spacious Entrance Hall 15' 2" x 5' 9" (4.62m x 1.75m)

Radiator, staircase to first floor and built-in cloaks cupboard.

Cloakroom 6' 0" x 3' 9" (1.83m x 1.14m)

Wash hand basin and close coupled WC. Extractor fan and heated towel radiator.

Study 10' 1" x 7' 10" (3.07m x 2.39m)

Radiator.

Lounge 20' 0" x 13' 6" (6.09m x 4.11m) narrowing to 11' 10" (3.60m)

Electric flicker flame fire on plinth, 2 wall light points and 2 radiators.

Open Plan Breakfast Kitchen/Dining Room comprising: -

Breakfast Kitchen 20' 4" x 11' 3" (6.19m x 3.43m)

Stainless steel sink inset in quartz worktops with drawers, cupboards, integral fridge/freezer and integral dishwasher below, 4 ring induction hob with illuminated extractor hood above and split level cooker with electric oven and combined oven with microwave above, wall cupboards, recessed ceiling spotlights and radiator. Leading to: -

Dining Area 11' 7" x 9' 4" (3.53m x 2.84m)

Ceramic tiled floor, radiator and french double doors leading to rear garden.

Utility Room 7' 11" x 6' 8" (2.41m x 2.03m)

Stainless steel sink and drainer inset in quartz worktop having cupboards, plumbing for washing machine below, Worcester wall mounted gas central heating boiler and connecting door from garage.

FIRST FLOOR

Spacious Landing 13' 10" min x 5' 9" (4.21m min x 1.75m)

Radiator, recessed ceiling spotlights, loft access hatch and airing cupboard with pressurised hot water cylinder.

Master Bedroom 11' 7" x 9' 11" min (3.53m x 3.02m min)

Range of fitted wardrobes and radiator.

En-Suite Shower Room 8' 7" x 4' 10" (2.61m x 1.47m)

Shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit and close coupled WC. Part tiled walls, ceramic tiled floor, recessed ceiling spotlights and heated chrome towel rail.

Bedroom 2 13' 11" x 9' 2" (4.24m x 2.79m)

Range of fitted wardrobes and radiator.

Bedroom 3 11' 7" x 11' 2" (3.53m x 3.40m)

Range of free-standing wardrobes and radiator.

Bedroom 4 12' 5" x 9' 1" (3.78m x 2.77m)

Radiator.

Family Bathroom 9' 2" x 5' 9" (2.79m x 1.75m)

Panelled bath, wash hand basin, close coupled WC and separate shower cubicle with mains mixer shower unit. Recessed ceiling spotlights, heated chrome towel rail, ceramic tiled floor, extractor fan and part tiled walls.

OUTSIDE

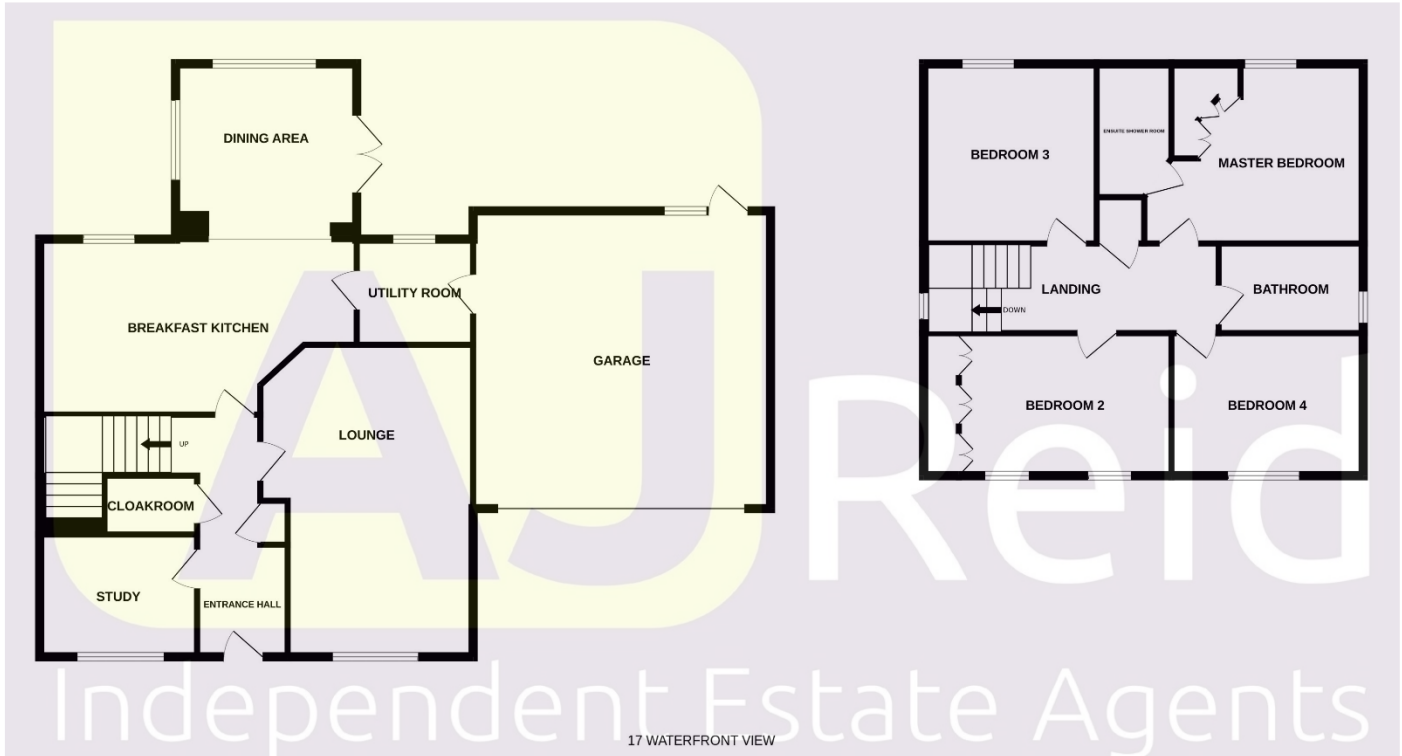
Double width tarmac driveway leads to **DOUBLE GARAGE** 19' 2" x 19' 0" (5.84m x 5.79m) with electric up and over door, connecting door to rear garden, lights, power, ceramic tiled floor, workbench, wall cupboards and access to loft with light.

Easily managed, well stocked front garden with a variety of colourful flowers and shrubs. Views towards the canal.

Enclosed rear garden laid to lawn and having deep, well stocked borders with a variety of flowers, bushes and shrubs. Paved patio and timber potting shed to the side of the house with useful utility area beyond.

GROUND FLOOR

1ST FLOOR

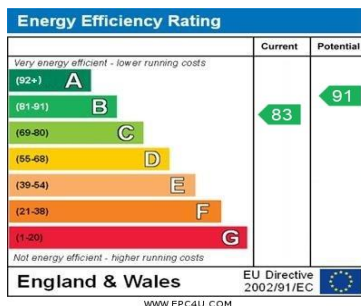


17 WATERFRONT VIEW

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 A41 (Whitchurch bypass) turn into the B5398, Wrexham Road by the Esso petrol station/Starbucks and take the first turning on the left hand side into Waterfront View. Follow the road to the end and bear right, adjacent to the canal and the house is situated 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.



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.

