



Immaculately Presented Detached House

4 Good Sized Bedrooms (1 En-Suite)

Desirable Position Adjoining Wooded Area

3 Reception Rooms

Walking Distance Of Town Centre

Separate Studio/Home Office

1 The Brambles, Off The Firs
Whitchurch SY13 1FE

Offers In The Region Of £500,000



“Quite a stunner!”

This is a statement that summarises this beautifully presented executive style family home, which is ideal for those looking for luxury and lifestyle.

The property is situated in a sought-after location of Whitchurch, with a separate secluded wooded garden area edging onto Wych Brook. The house sits near the famous (30-plus mile) Sandstone Trail and popular canal walks, ideal for those who are keen walkers, and offers easy access to the town by foot.

Families will love the space the property offers, which includes a bright and airy entrance hall, three reception rooms, four (or five) good-sized bedrooms (the master having an en-suite shower room) and a family bathroom, with oak door throughout.

It stands on a generous plot with a large lawned front garden and a privately enclosed rear garden giving access to a studio/home office/gym or summerhouse, which is invaluable with so many working from home, or for leisure.

This lovely home is a credit to the current owner and an inspection is 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 E

Maintenance Charge

There is an annual maintenance charge of £200.43 for the private road & pavements.

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

Hall 15' 7" x 7' 10" (4.76m x 2.39m)

A bright, wide hallway with double-glazed door and window. Stairs to the first floor and doors leading off. Three telephone points, radiator and wheelchair-access friendly.

Cloakroom 4' 11" max x 4' 1" max (1.51m max x 1.24m max)
WC and wash hand basin with chrome waterfall tap. Extractor fan and radiator.

Study/Bedroom 5 11' 9" x 7' 5" (3.59m x 2.26m)

A lovely spot for a peaceful outlook onto the full length of the front lawn, framed by trees. Radiator.

Lounge 16' 9" x 11' 5" (5.11m x 3.48m)

Double aspect. Modern fire surround with inset electric fire. Oak double doors leading onto the dining room. TV and telephone points. Radiator.

Dining Room 11' 5" x 10' 2" (3.48m x 3.10m)

Twin double-glazed doors opening onto the patio seating area, the full panel glass windows look onto the private rear garden. Oak double doors lead into the lounge. Radiator.

Kitchen/Breakfast Room 15' 6" x 9' 5" max (4.72m x 2.88m max)

Fitted with a wide range of modern wall and base units with hi-gloss fronted doors and worktop incorporating inset sink unit, plus gas hob with extractor unit over, built in oven, integrated fridge/freezer and dishwasher. Porcelain tiled floor and recessed ceiling spotlights. TV and telephone points. Radiator.

Utility room 6' 0" x 5' 7" (1.82m x 1.70m)

Worktop with inset sink and plumbing for washing machine below. Porcelain tiled floor and extractor fan. Double glazed door giving access to side pathway. Radiator.

FIRST FLOOR

Landing 14' 2" x 5' 7" max (4.33m x 1.70m max)

Generous-sized landing with large airing cupboard housing a Worcester boiler and hot water tank. Loft access hatch and radiator.

Master Bedroom 15' 6" plus recess x 14' 6" max (4.72m plus recess x 4.41m max)

Very spacious double-aspect en-suite bedroom; can accommodate an Emperor-sized bed. Includes built-in cupboard with hanging rail. TV and telephone points. Radiator.

En-Suite Shower Room 7' 5" x 6' 0" (2.26m x 1.84m)

Wash hand basin with chrome waterfall tap, WC and shower cubicle with mixer shower over. Tiled floor, part tiled walls, extractor fan, shaving point and recessed ceiling spotlights. Heated chrome towel radiator.

Bedroom 2 12' 6" x 9' 10" (3.82m x 3.00m)

Superking-sized bedroom with double aspect. TV and telephone points. Radiator.

Bedroom 3 9' 8" x 8' 0" (2.95m x 2.43m)

Overlooking the partially tree-framed rear garden. TV and telephone points. Radiator.

Bedroom 4 8' 0" x 7' 3" (2.45m x 2.21m)

Overlooking the partially tree-framed rear garden. TV and telephone points. Radiator.

Family Bathroom 7' 5" x 6' 5" (2.25m x 1.95m)

Modern bathroom suite comprising WC, wash hand basin with chrome waterfall tap and tiled bath, also with waterfall tap, and rainfall shower over. Extractor fan and recessed ceiling spotlights. Heated chrome towel radiator.

OUTSIDE

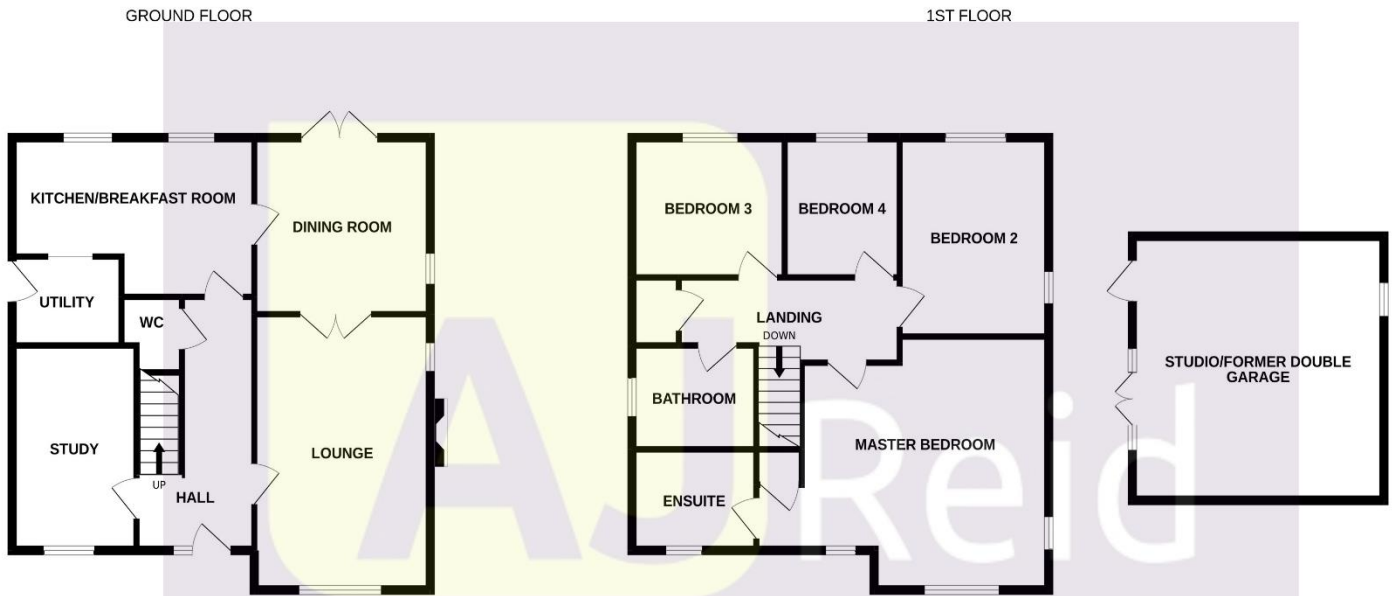
The property is situated on a generous sized plot with a large, well-tended lawn to the front having borders with bark chippings and mature plant bed.

Separate access gate leads to a secluded private wooded area which abuts Wych Brook, a peaceful spot to meditate and listen to the gentle brook.

The block paved driveway leads to the **former double garage**. Access gates to both sides of the property lead to the privately enclosed rear garden with lawned area, paved patio, part Laurel hedge and Conifer screen. Access to: -

Studio/Home Office 16' 8" x 16' 2" (5.09m x 4.92m)

This could easily be reverted to its former use as a double garage, if required (the two original up and over doors have been retained). This room could have several uses, especially in today's climate where many are working from home. Loft access hatch with built-in ladders, to access substantial storage space above. Full length double-glazed doors, with adjacent windows, flow into the private rear garden.

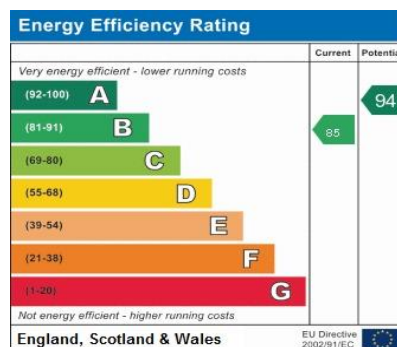


AJ Reid
Independent Estate Agents

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, proceed straight on at the mini roundabout into Bargates. At the next mini roundabout turn left and follow the road for a short distance to the large roundabout, taking the first exit left into Chester Road. Turn first left into The Firs, following the road down the hill and the property is located on the left-hand side at the beginning of The Brambles.

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 are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and 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.

