



Modern Detached House

Garage Conversion Providing 3rd Reception Room Or 4th Bedroom

Very Well Presented Throughout

Flexible Accommodation Layout

Utility EXTENSION At Rear

Quiet Residential Location

8 Walnut Drive
Whitchurch SY13 1UD

Offers in the Region Of £255,000



You'd be nuts not to pay a visit to Walnut Drive!

Houses within this road seldom come onto the market (probably because there aren't that many of them) and this lovely property is one of those homes that has been well maintained and thoughtfully improved by the current owners.

It has the great advantage of not being overlooked from the front and neatly tended mature hedges ensure that it is screened for privacy at the rear.

The extended utility room is now larger than the kitchen. Not only that, but the garage has also been converted into an additional internal room, ideal for use as a fourth bedroom or a third reception room, if required. It could of course revert to its original intended use - the choice is yours!

An internal inspection is recommended, many rooms having been recently re-decorated and wood effect laminate flooring has been fitted to the hall, lounge and dining room for ease of maintenance.

Upstairs, 2 of the 3 bedrooms are doubles and the shower room has been refitted.

Outside, there is off-road parking in the driveway for 2 cars, whilst the rear garden is enclosed for the safety of children and pets and has a large timber workshop.

It should be noted that this lovely house is also well placed for access into the town centre with its associated shops, restaurants, pubs, doctors, dentists and schools of all grades, including Sir John Talbot's secondary school.

Those travelling by car will no doubt appreciate swift vehicular access to the bypass for travel throughout a wide geographical area and Whitchurch even has its own railway station.

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

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

Storm Porch

Entrance Hall 7' 7" x 3' 11" (2.31m x 1.19m)

Corniced ceiling, laminate flooring, radiator and staircase to first floor.

Bedroom 4/Sitting Room 15' 11" x 8' 1" (4.85m x 2.46m)

Radiator and loft access hatch.

Lounge 13' 4" x 12' 11" (4.06m x 3.93m)

Feature timber fireplace with granite interior and hearth and incorporating electric 'flicker flame' fire, 2 wall light points, square box bow window, radiator, corniced ceiling, laminate flooring and archway leading to: -

Dining Room 9' 0" x 8' 2" (2.74m x 2.49m)

Laminate flooring, corniced ceiling, radiator and sliding patio doors leading to the rear garden.

Kitchen 9' 0" x 8' 7" (2.74m x 2.61m)

Sink and drainer inset in rolltop working surfaces with drawers, cupboards and plumbing for slim line dishwasher below, space for free-standing cooker with glazed splashback and illuminated extractor above, wall cupboards, part tiled walls, tiled floor and radiator.

Utility Room 10' 5" x 8' 0" (3.17m x 2.44m)

Circular stainless steel sink inset in rolltop worktop with cupboards, storage and plumbing for washing machine below. Tall fitted storage cupboards, tiled floor and radiator.

FIRST FLOOR

Landing 8' 9" x 6' 2" (2.66m x 1.88m)

Loft access hatch, corniced ceiling and airing cupboard with slatted linen shelves and radiator.

Bedroom 1 10' 5" x 9' 1" (3.17m x 2.77m)

Corniced ceiling and radiator.

Bedroom 2 10' 5" x 9' 5" (3.17m x 2.87m)

Mirror double door sliding wardrobe and radiator.

Bedroom 3 7' 6" x 6' 11" (2.28m x 2.11m)

Radiator and fitted wardrobe over stairs.

Shower Room 6' 6" x 5' 5" (1.98m x 1.65m)

Shower cubicle with mains mixer shower unit and glazed shower screen, pedestal wash hand basin and close coupled WC. Part tiled walls, extractor fan and radiator.

OUTSIDE

Curved tarmac driveway with parking for 2 cars.

Lawned front garden.

Neatly tended enclosed rear garden laid to lawn and having a raised timber deck. Paved path leads to a **LARGE TIMBER WORKSHOP** 15' 11" x 10' 0" (4.85m x 3.05m) with lights and power.

Paved, screened dustbin area, cold water tap, outside power sockets, outside lighting, bushes and shrubs. Tall rear hedge for added privacy.

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

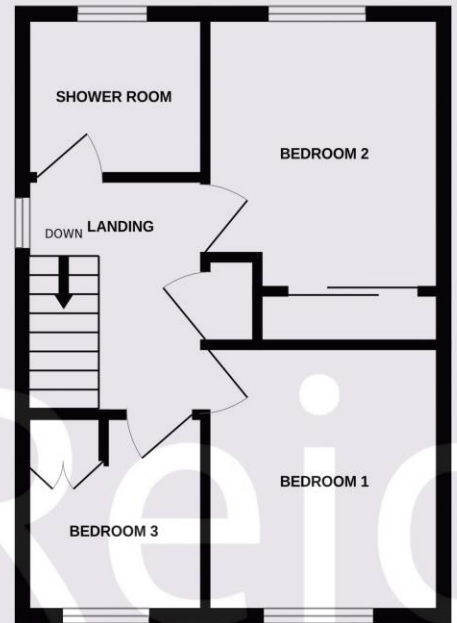
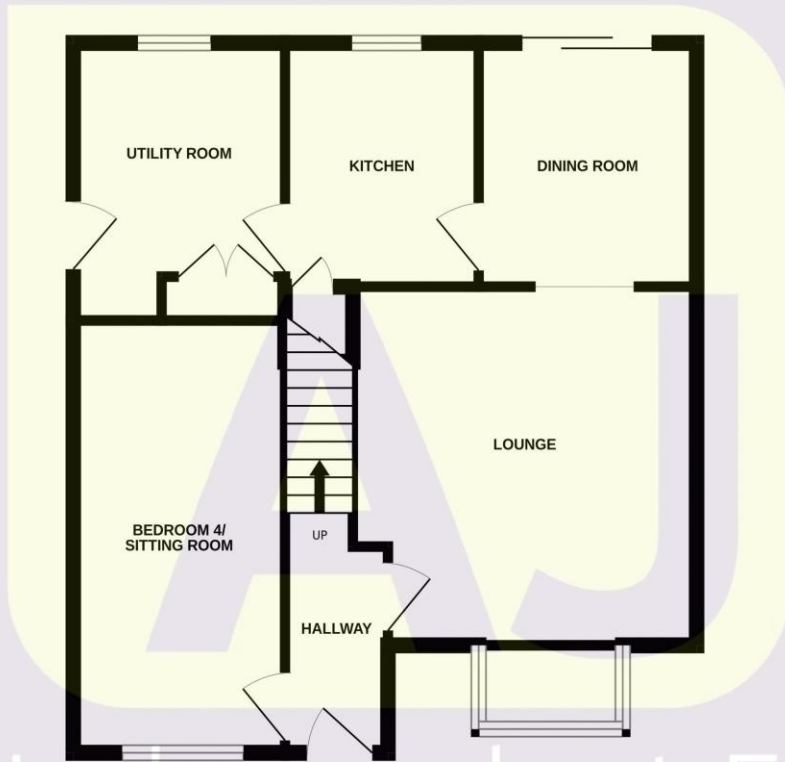
Freehold.

Council Tax

Shropshire Council - Tax Band C.

Agents Note

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

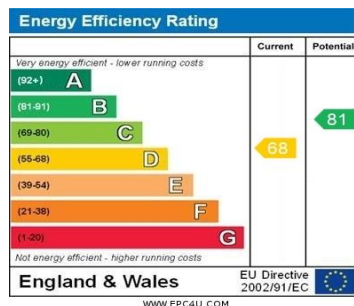


Independent Estate Agents

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, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout down Castle Hill, which follows into Watergate Street and up Dodington. Turn right into Rosemary Lane, second left into Alkington Road and heading up the hill turn left into Beech Avenue and first left into Walnut Drive.

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.



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