



Spacious Detached Bungalow

3 Bedrooms

Ample Additional Parking

Lovely Semi-Rural Location

Large Double Garage Plus Additional Single Garage

Easily Managed Gardens

Inglewood, Welsh End
Whixall, Nr Whitchurch SY13 2SE

Offers in the Region Of £375,000



They don't call it Welsh End for nothing!

The view from here, in the distance, is towards the Welsh hills. Not only that, but this double fronted detached bungalow is also not directly overlooked from the rear and is set back from the road by a deep front garden and a grass verge with a mature (neatly tended) hedge, thus ensuring a great degree of privacy.

The current owners have improved the property by adding a large double garage, in addition to the existing single garage, whilst enjoying additional parking in the driveway for further cars, caravan, motor home, trailer etc.

Internally, there is a very flexible accommodation layout, the impressive, spacious reception hall immediately creating a very good first impression. The sitting room is a very light and airy room and our clients also spend a great deal of time in the dining/sun room area at the rear, looking onto the rear garden.

Access to the bungalow is by secure remote control electrically operated timber gates, ensuring that the grounds are securely enclosed for the safety of children and pets.

Location wise, living in Whixall is an absolute must for those who wish to escape to the country, yet appreciate the close proximity to the neighbouring towns of Whitchurch and Wem, both of which offer a good range of shops, restaurants, schools and health services.

Whitchurch even has its own railway station for travel throughout a wide geographical area.

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 and electricity. Septic tank drainage.

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Shropshire Council- Tax Band E.

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.



Enclosed Entrance Porch 6' 1" x 3' 9" (1.85m x 1.14m)

Reception Hall 19' 0" x 7' 1" min (5.79m x 2.16m min)
Dado rail, beamed ceiling, woodblock parquet floor and radiator.

Sitting Room 19' 7" x 13' 6" (5.96m x 4.11m)
Oak flooring, dado rail, 2 wall light points, corniced ceiling, bow window and 2 radiators.

Kitchen/Breakfast Room 15' 0" x 13' 3" (4.57m x 4.04m)
Sink and drainer inset in rolltop working surfaces with drawers and cupboards below, matching base units incorporating 4 ring electric ceramic hob with electric oven below, electric grill, wall cupboards, ceramic tiled floor, corniced ceiling, loft access hatch and exposed brick fireplace incorporating electric flicker-flame fire.

Utility Room 10' 9" x 8' 2" (3.27m x 2.49m)
Tile topped base unit, full height storage cupboards, plumbing for washing machine, free-standing oil central heating boiler and space for further appliances.

Boot Room 11' 3" x 8' 6" (3.43m x 2.59m)
Tiled floor and radiator.

Dining Hall/Sun Room 18' 1" x 8' 8" (5.51m x 2.64m)
Sliding patio doors plus french double doors leading to rear garden, electric radiator, 4 wall light points and connecting door from garage.

Bedroom 1 13' 10" max x 13' 9" (4.21m max x 4.19m)
Laminate flooring, bay window, corniced ceiling, radiator and WALK-IN WARDROBE 9' 11" max x 5' 4" (3.02m max x 1.62m) with hanging rails, shelving, corniced ceiling and light.

Inner Hall 15' 1" x 3' 1" (4.59m x 0.94m)

Bedroom 2 13' 0" x 7' 6" (3.96m x 2.28m)
Wardrobes, laminate flooring and radiator.

Bedroom 3 10' 11" x 8' 3" (3.32m x 2.51m)
Laminate flooring and radiator.

Inner Lobby
Airing cupboard with insulated hot water cylinder.

Shower Room 9' 11" x 5' 3" (3.02m x 1.60m)
Shower cubicle with electric shower unit, wash hand basin inset in vanity unit with storage and cupboards below and close coupled WC. Part tiled walls and recessed ceiling spotlights.

Cloakroom 6' 3" x 3' 1" (1.90m x 0.94m)
Wash hand basin and close coupled WC. Part tiled walls, radiator and recessed ceiling spotlights.

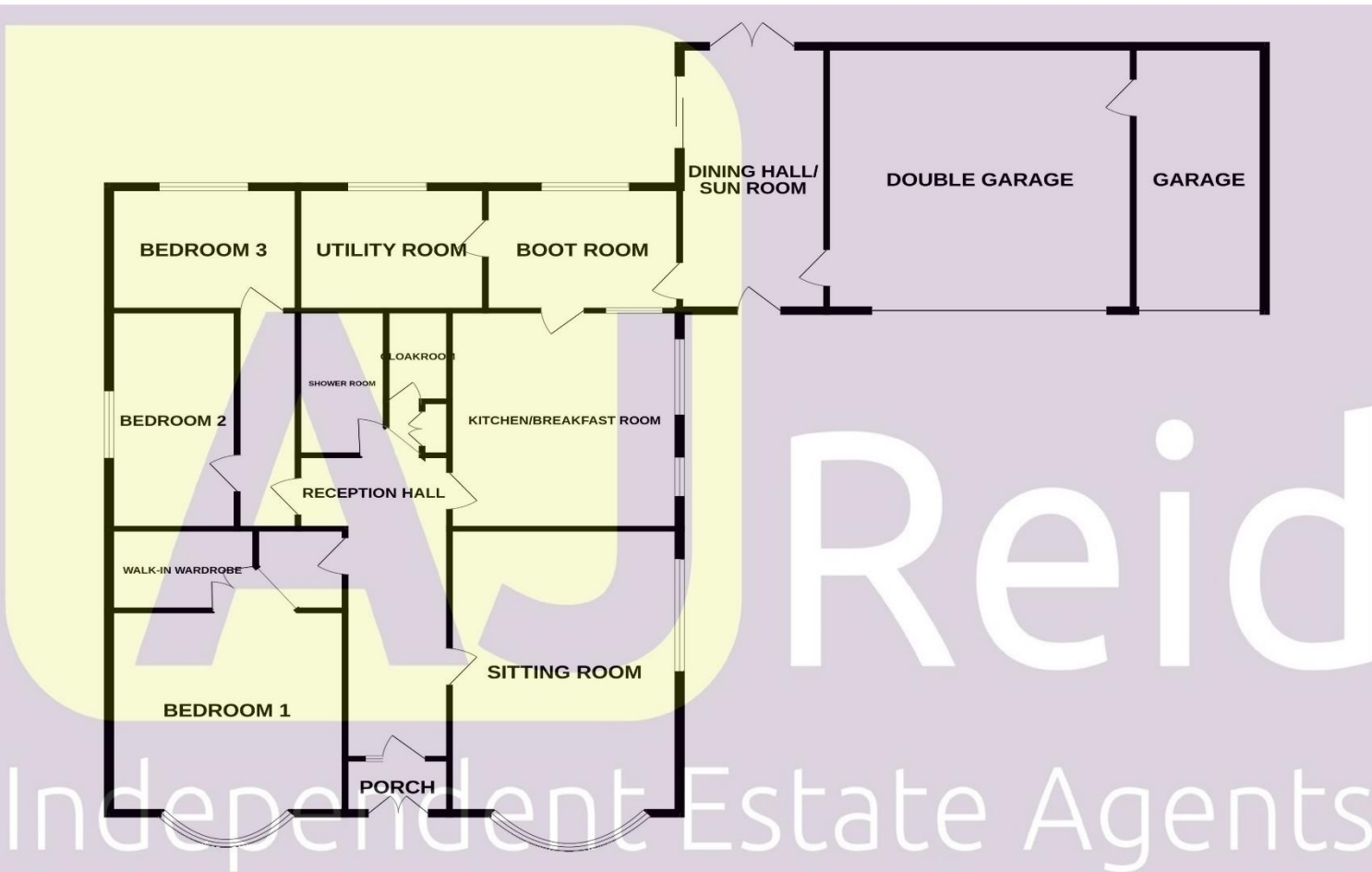
OUTSIDE

Secure electric timber gates with keypad and intercom provide access to the gravel driveway with parking for numerous vehicles and leading to: -

LARGE DOUBLE GARAGE 21' 8" x 9' 7" (6.60m x 2.92m) Lights, power, electric door and connecting door from the **SINGLE GARAGE** 21' 9" x 9' 8" (6.62m x 2.94m) Range of base units, lights, power and metal-up-and-over door.

Wide lawned front garden with bushes and shrubs.

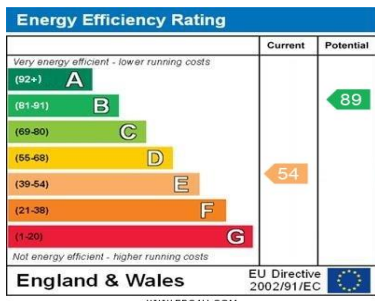
Enclosed rear garden with raised lawned area with paved patio and screened for privacy by a mature hedge and leading to a large, paved side patio and up to a further gravel seating area beyond. Flowers, bushes and shrubs.



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 Whitchurch proceed towards Whixall via Alkington Road, leading through Alkington then into Whixall. Continue on past the Platt Lane cross roads and the property can be found after a short distance on the left hand side immediately before the chapel.

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.

