



**Spacious Detached House**

**NO ONWARD CHAIN**

**5 Bedrooms (One With Wet Room)**

**Within Walking Distance Of Town**

**Not Overlooked Front Or Rear**

**Large Conservatory Addition At Rear**

**19 Anchor Close**  
Whitchurch SY13 1TJ

**Offers in the Region Of £299,950**



## **If you live here, you could just as easily “shop 'til you drop!”**

**Lidl is situated just opposite Brook Road (which in turn, leads into Anchor Close) and from here you can cut through to Tesco's and the rest of the town centre, without the need to get into a car.**

**Other local amenities include restaurants, pubs, shops, schools, leisure facilities, doctors, dentists, (AJ Reid) estate agents and much more. There are nearby bus stops and a local railway station off Station Road.**

**The house itself has the great advantage of not being overlooked from either the front or the rear (it backs onto a bowling green), it is spotlessly clean and tidy and provides genuine family sized accommodation.**

**The versatile accommodation layout includes a downstairs fifth bedroom/wet room which was converted from the former garage and could easily be reverted to its original use, if required. Also downstairs, is a large conservatory addition at the rear, effectively creating an additional reception room.**

**It has the great advantage of being offered with the benefit of having NO ONWARD CHAIN and it provides scope for further improvement in order to realise its full potential, although we feel that this has been reflected in the extremely competitive asking price.**

***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

**Entrance Hall** 11' 3" x 7' 9" max (3.43m x 2.36m max) narrowing to 4' 2" (1.32m) Engineered oak flooring, radiator and staircase to first floor.

**Cloakroom** 4' 6" x 3' 1" (1.37m x 0.94m) Wash hand basin in vanity unit with cupboards below and close coupled WC. Heated chrome towel rail, tiled floor and fully tiled walls.

**Lounge** 15' 5" x 11' 7" (4.70m x 3.53m) Feature fireplace with marble interior and hearth and gas connection for fire, bow window, dado rail, 4 wall light points and radiator. Glazed double doors lead to: -

**Dining Room** 10' 6" x 10' 0" (3.20m x 3.05m) Radiator and double glazed sliding doors leading to conservatory.

**Kitchen/Breakfast Room** 14' 9" max x 9' 4" (4.49m max x 2.84m) Stainless steel sink and drainer inset in rolltop working surfaces with drawers and cupboards below, 4 ring electric hob with electric oven and grill below and illuminated filtration/extractor hood above, matching dresser style unit with glazed display cabinets above, wall cupboards, part tiled walls, tiled floor, built-in cupboard under stairs, breakfast table and radiator.

**Conservatory** 19' 5" x 10' 5" (5.91m x 3.17m) Radiator, 3 wall light points and uPVC double glazed windows and doors leading onto the rear garden.

**Utility Room** 9' 1" x 8' 9" (2.77m x 2.66m) Stainless steel sink and drainer inset in rolltop working surfaces with drawers, cupboards, plumbing for washing machine, plumbing for dishwasher and storage below. BAXI wall mounted gas central heating boiler, part tiled walls and radiator.

**Bedroom 5/Wet Room/Study** 15' 11" x 9' 10" (4.85m x 2.99m) Radiator and wet room area with electric shower unit and plumbing for wash hand basin and WC. Partial waterproof flooring and extractor fan.

## FIRST FLOOR

**Landing** 11' 9" x 6' 3" (3.58m x 1.90m) Loft access hatch and airing cupboard with slatted linen shelves.

**Bedroom 1** 12' 11" x 9' 11" (3.93m x 3.02m) Radiator and range of fitted wardrobes.

**Bedroom 2** 11' 1" x 10' 0" (3.38m x 3.05m) Range of free-standing wardrobes. Radiator.

**Bedroom 3** 16' 0" max x 9' 11" (4.87m max x 3.02m) Radiator and fitted wardrobes.

**Bedroom 4** 9' 5" x 7' 8" (2.87m x 2.34m) Radiator.

**Family Bathroom** 9' 4" x 6' 2" (2.84m x 1.88m) Panelled bath, pedestal wash hand basin, close coupled WC and separate shower cubicle with electric shower unit, fully tiled walls and radiator.

## OUTSIDE

Concrete driveway to the front of the property.

Easily managed lawned front garden.

Enclosed rear garden laid to lawn and having a variety of trees, bushes, plants and shrubs. Full width paved patio. Timber garden shed 10' 0" x 7' 10" (3.05m x 2.39m)

## Services

Mains water, gas, electricity and drainage.

## Central Heating

Gas fired boiler supplying radiators and hot water.

## Tenure

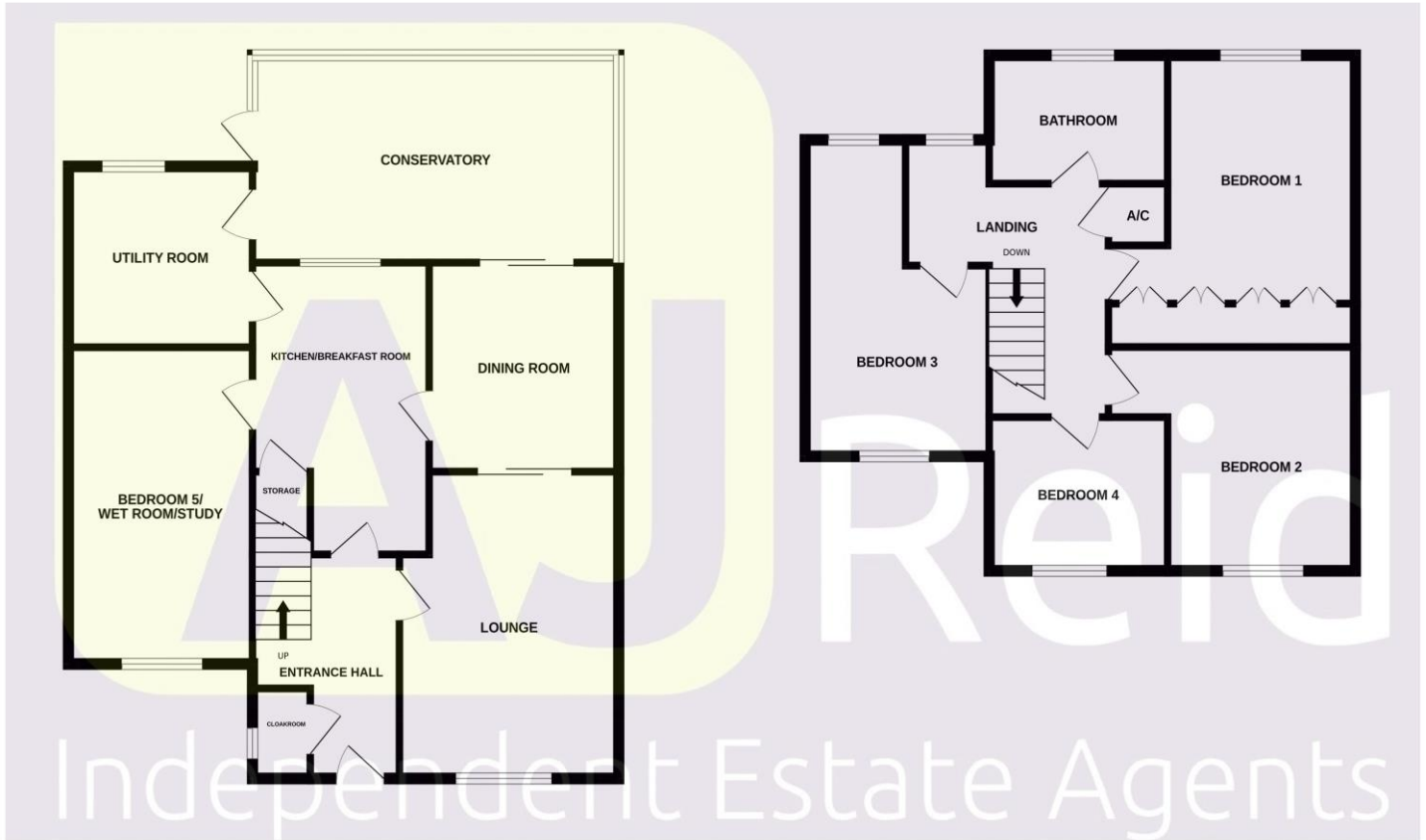
Freehold.

## Council Tax

Shropshire Council - Tax Band E

## Agents Note

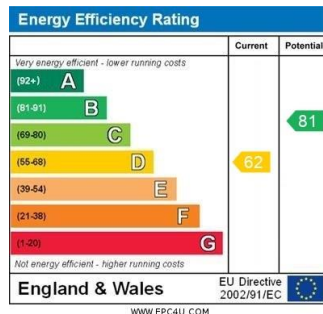
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 High Street proceed straight on at the mini roundabout by St. Alkmunds Church into Bargates and continue down to the next mini roundabout, turning right into London Road and leading into Brownlow Street. At the traffic lights proceed straight over and just after Lidl supermarket turn left into Brook Road. Follow the road and take the first turning on the left hand side into Anchor Close and the property is located on the left 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.

