



**Mature 3 Bedroom Detached House**

**Extended Downstairs**

**Prime Residential Location**

**Backs Onto Fields With Far Reaching Views**

**2 Spacious Reception Rooms & 2 Conservatories**

**Close To Town & Countryside**

**Forsyth House, 200 Alkington Road  
Whitchurch SY13 1TA**

**Offers in the Region Of £450,000**





**It is true that there were not many houses built-in post-war Britain during the 1940's, but apparently, this is one of them and as the saying goes "they don't make 'em like this anymore!"**

Since then, this robust property has been extended downstairs and provides scope for further enlargement upstairs, if required, subject to obtaining any necessary planning permission and building regulations etc.

Properties of this age tend to occupy larger plots of land than their modern counterparts, such is the case here. Not only that, it has the great advantage of not being overlooked at the rear and from its elevated position, it commands far reaching views over open countryside, whilst backing directly onto fields.

The family sized accommodation includes 2 separate reception rooms, 2 conservatory additions plus the extended kitchen/breakfast room. The utility was once the original kitchen and there is a downstairs shower room and WC.

There is off-road parking in the driveway as well as a garage and the delightful, private rear garden is ideal for barbecues and al fresco dining during the summer months.

Location wise, the house is well placed for access into the town centre with its associated shops, restaurants, pubs, doctors, dentists, leisure facilities 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. Whitchurch even boasts 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

Connecting side door from garage.

### Spacious Entrance Hall 11' 7" x 10' 11" (3.53m x 3.32m)

Wood block parquet flooring, radiator and staircase to first floor.

### Sitting Room 16' 9" x 13' 7" (5.10m x 4.14m)

Fireplace with marble interior and hearth and incorporating living flame gas fire, corniced ceiling, 2 wall light points, radiator and french double doors leading to: -

### Conservatory 13' 5" x 10' 0" (4.09m x 3.05m)

Tiled floor, uPVC double glazed windows and french double doors leading to rear garden, glazed roof, radiator and remote control ceiling fan.

### Dining Room 13' 10" x 12' 7" (4.21m x 3.83m)

Tiled fireplace and hearth, electric flicker flame fire, corniced ceiling, radiator and french double doors leading to rear garden.

### Kitchen/Breakfast Room 17' 11" x 10' 7" (5.46m x 3.22m)

Stainless steel sink and drainer inset in working surfaces with drawers, cupboards, wine racks and integral fridge and dishwasher below, 4 ring electric ceramic hob with illuminated extractor canopy above and split level cooker comprising electric double oven and grill, tall larder unit and dresser style unit with display cabinets above, tiled floor, part tiled walls, loft access hatch and 2 radiators.

### Conservatory 2 10' 3" x 9' 11" (3.12m x 3.02m)

Tiled floor, glazed roof, radiator and uPVC double glazed windows and door from driveway.

### Utility Room 14' 11" x 8' 6" (4.54m x 2.59m)

*narrowing to 5' 7" (1.70m)* Stainless steel sink and drainer inset in rolltop working surfaces with cupboards, storage and plumbing for washing machine below, wall cupboards, part tiled walls, radiator and MAIN wall mounted gas central heating boiler.

### Shower Room 5' 2" x 2' 9" (1.57m x 0.84m)

Shower cubicle with mains mixer shower unit and chrome towel rail.

### Cloakroom 4' 6" x 3' 5" (1.37m x 1.04m)

Tiled floor, corner wash hand basin and close coupled WC.



## FIRST FLOOR

### Landing 14' 11" x 11' 0" (4.54m x 3.35m)

Radiator, loft access hatch and former airing cupboard with slatted linen shelves.

### Bedroom 1 16' 10" max x 14' 0" (5.13m max x 4.26m)

Extensive range of fitted wardrobes, dressing table, corniced ceiling and radiator.

### Bedroom 2 11' 8" x 11' 5" (3.55m x 3.48m)

Corniced ceiling, radiator and built-in wardrobes and drawers.

### Bedroom 3 10' 11" x 8' 10" (3.32m x 2.69m)

Radiator.

### Family Bathroom 6' 4" x 5' 4" min (1.93m x 1.62m min)

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, fully tiled walls and heated chrome towel rail.

### Separate WC 5' 0" x 3' 5" (1.52m x 1.04m)

## OUTSIDE

Tarmac driveway leading to **SINGLE GARAGE 15' 0" x 9' 2" (4.57m x 2.79m)**

Additional parking in driveway. Easily managed lawned front garden, screened from the road by mature hedges.

Good size enclosed rear garden laid to lawn on 2 levels and commanding far reaching views over open countryside beyond. Dedicated flower and shrub beds, ornamental garden pond and paved patio.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Gas fired boiler supplying radiators and hot water.

### Tenure

Freehold.

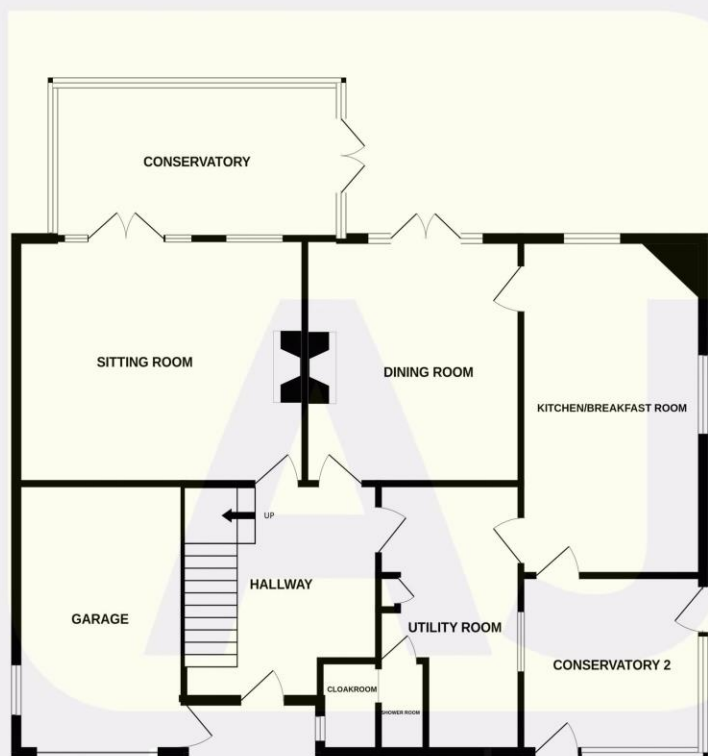
### Council Tax

Shropshire Council - Tax Band E.

### Agents Note

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

GROUND FLOOR



1ST FLOOR

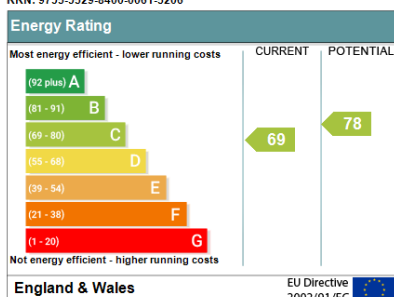


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 into Castle Hill, which follows into Watergate Street and on to Doddington. Turn right into Rosemary Lane and second left into Alkington Road. Proceed up the hill, past the turning for Highfields Avenue 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.

Address: 200 Alkington Road, WHITCHURCH, SY13 1TA  
RRN: 9735-3529-8400-0061-5206



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