



Detached House Backing Onto Woodland

4 Bedrooms (1 En-Suite)

Spacious Lounge

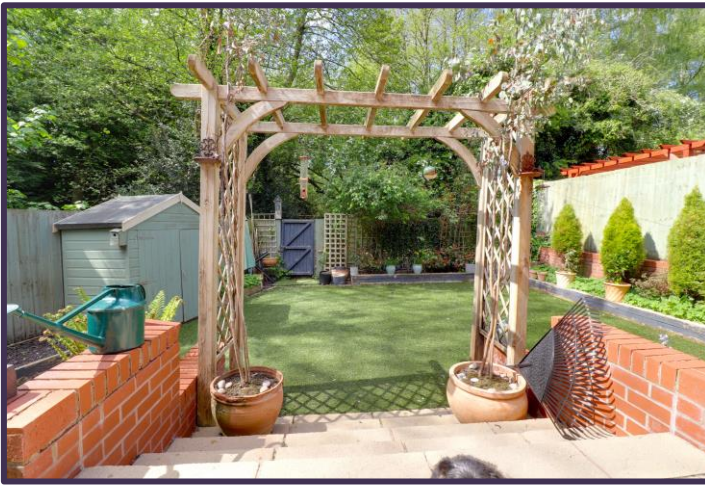
Full Width Kitchen Diner

Walking Distance Of Town Centre

2 Driveways Plus Single Garage

**3 The Brambles
Whitchurch SY13 1FE**

Offers in the Region Of £395,000



A well-known saying with estate agents is, “location, location, location” and this house has it in abundance!

The sheer joy of living here is the fact that is so conveniently located a relatively short distance from Whitchurch town centre, yet it is in such a peaceful spot, seemingly miles away from the hustle and bustle of the shops and amenities.

Those travelling by car are bound to appreciate swift vehicular access to the bypass for access into Chester, Shrewsbury, Wrexham and Wolverhampton. It is not overlooked from the front or rear, backing onto woodland and the running brook to the side of this modern detached house runs constantly 365 days a year - bliss!

Ramblers and dog walkers will be pleased to know that It lies very close to a track leading to the canal and Whitchurch Waterway Country Park.

The house itself is ideal for families and offers a spacious and comfortable lounge, plus a full width kitchen/diner, whilst upstairs there are 4 bedrooms (one en-suite and a family bathroom. Those with several vehicles will relish having 2 driveways which can accommodate numerous vehicles without having to park on the road.

This is a well-presented property and an internal inspection is 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 (via private pumping station).

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Shropshire Council - Tax Band D.

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

Entrance Hall 4' 9" x 3' 6" (1.45m x 1.07m)

Engineered oak herringbone parquet flooring and radiator.

Cloakroom 4' 8" x 2' 11" (1.42m x 0.89m)

Wash hand basin inset in vanity unit with cupboard below and close coupled WC. Part tiled walls, ceramic tiled floor, radiator and extractor fan.

Spacious Lounge 15' 10" x max 16' 7" into bay (4.82m max x 5.05m into bay) narrowing to 14' 6" (4.42m)

Fireplace incorporating electric stove with coal effect, engineered oak herringbone parquet flooring, 2 wall light points, 2 radiators and staircase to first floor.

Kitchen/Diner 25' 8" x 9' 2" (7.82m x 2.79m)

White ceramic sink and drainer inset in rolltop working surfaces with mixer tap and having drawers, cupboards and integral dishwasher below, 4 ring electric ceramic hob with electric oven and grill below and illuminated extractor hood above, further base unit and wall cupboards, tiled floor, part tiled walls, french doors to rear garden, connecting door from garage, recessed ceiling spotlights to kitchen area and radiator.

FIRST FLOOR

Landing 8' 2" x 6' 4" (2.49m x 1.93m)

Access to loft via folding timber ladder to part boarded roof space with light.

Bedroom 1 16' 3" x 8' 8" (4.95m x 2.64m)

Radiator.

En-Suite Shower Room 9' 6" x 4' 8" (2.89m x 1.42m)

Corner shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Tiled floor, part tiled walls, extractor fan, recessed ceiling spotlights and heated chrome towel rail.

Bedroom 2 15' 9" x 7' 7" (4.80m x 2.31m)

Radiator.

Bedroom 3 10' 3" x 9' 2" (3.12m x 2.79m)

Radiator.

Bedroom 4 7' 10" x 9' 9" max (2.39m x 2.97m max) narrowing to 6' 6" (1.98m)

Radiator. Airing cupboard over stairs housing pressurised hot water cylinder.

Family Bathroom 6' 4" x 5' 7" (1.93m x 1.70m)

Panelled bath with mains mixer shower unit over and glazed shower screen, pedestal wash hand basin and close coupled WC. Part tiled walls, tiled floor, recessed ceiling spotlights, extractor fan and heated chrome towel rail.

OUTSIDE

Block paved driveway leads to **SINGLE GARAGE**

16' 11" x 8' 10" (5.15m x 2.69m) with light, power, Worcester wall mounted gas central heating boiler and metal up-and-over door.

Second block paved driveway providing parking for further vehicles/motorhome/caravan etc.

Easily managed lawned front garden with flowers, shrubs, ornamental tree and paved path with pergola arch at the main entrance.

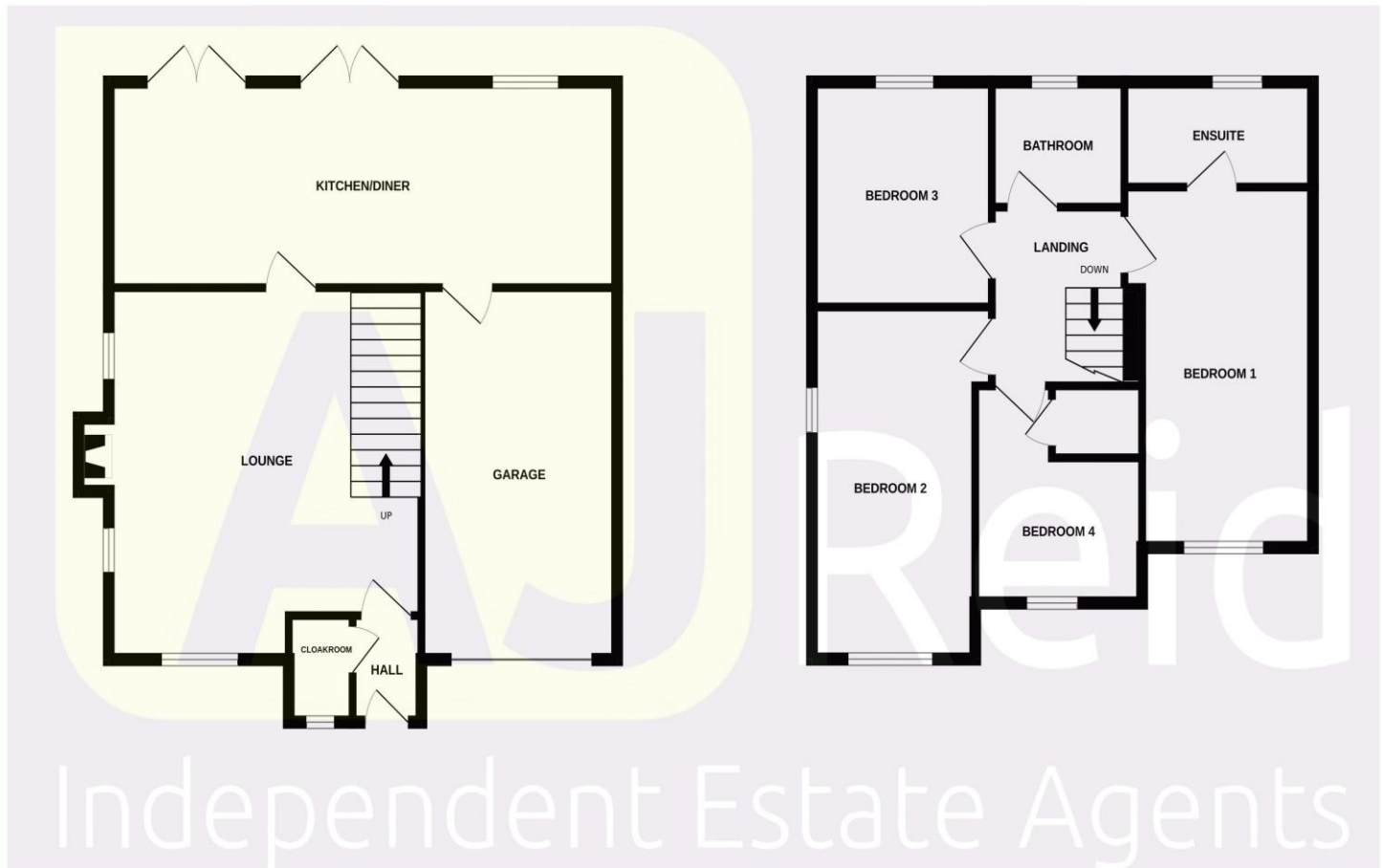
Enclosed rear garden with low maintenance artificial lawn and having raised borders with bushes, plants and shrubs.

Raised paved patio with timber archway/pergola leading to the lawn area.

Glazed lean-to greenhouse/store.

GROUND FLOOR

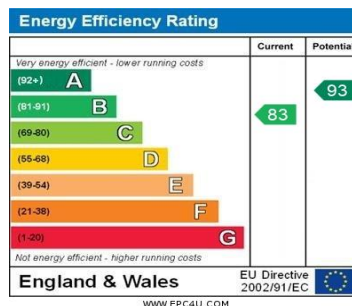
1ST FLOOR



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, 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 to the bottom of the hill and turning first right into 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.



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