



Very Spacious Modern Detached House

3 Reception Rooms

Integral Double Garage

5 Double Bedrooms (2 En-Suite)

Head Of Cul-De-Sac Location

Highly Regarded Area

11 Wellfield Way
Whitchurch SY13 4HN

Offers Over £500,000



Wellfield Way is an exclusive cul-de-sac of executive style detached family homes and this property is the largest of all the house types on this small and select development. If you believe that biggest is best, then you will not be disappointed!

Constructed by Seddon Homes, this detached family home enjoys an open front aspect and is located at the head of the cul-de-sac, within the backdrop of Hill Valley golf course at the rear.

It seems hard to believe that it is only minutes away from Whitchurch town centre. It is located to the north of the town and has excellent road links for travel into nearby Malpas, Chester, north Wales and Shrewsbury.

Locally, there are schools of all grades and Whitchurch itself is served by a good range of amenities and shops, including four supermarkets, one of which (Sainsburys) is within walking distance from the house. To appreciate the size of this property an internal inspection is strongly recommended.

The impressively spacious reception hall is a taste of things to come! Double doors lead to the drawing room with its inglenook fireplace - a fabulous room for entertaining. Not only that, but there are also two further separate reception rooms and a large open plan kitchen/breakfast room. There is also the benefit of a utility room and a downstairs WC in the cloakroom.

Upstairs, all five bedrooms can safely be described as "doubles", four of which have built-in wardrobes, 2 are en-suite and there is a spacious family bathroom.

Outside, the large driveway provides off road parking for numerous vehicles, in addition to the integral double garage. There are lawned gardens to three sides and in summary, we feel that this really is a lovely place in which to live!

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.

Central Heating

Worcester gas fired boiler supplying radiators and hot water.

Council Tax

Shropshire Council – Tax Band F.

Tenure

Freehold.

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 Porch

Spacious Reception Hall 16' 1" x 8' 2" max (4.90m x 2.49m max) narrowing to 5' 4" (1.62m)

Built-in cloaks cupboard, corniced ceiling, Karndean flooring, radiator and staircase to first floor.

Cloakroom 7' 3" x 3' 2" (2.21m x 0.96m)

Wash hand basin inset in vanity unit and close coupled WC. Part tiled walls, Karndean flooring, extractor fan and radiator.

Study 9' 2" x 8' 3" (2.79m x 2.51m)

Radiator.

Drawing Room 27' 5" x 13' 5" (8.35m x 4.09m) plus inglenook 9' 8" x 3' 5" (2.94m x 1.04m) with brick fireplace having living flame gas fire on raised quarry tiled hearth with recessed spotlights above, corniced ceiling, 2 radiators and french doors to rear garden.

Dining Room 13' 10" x 10' 2" (4.21m x 3.10m)

Corniced ceiling, chandelier, radiator and french doors to rear garden.

Kitchen/Breakfast Room 20' 5" x 13' 10" max (6.22m x 4.21m max)

Stainless steel sink and drainer inset in working surfaces with drawers, cupboards and integral dishwasher, fridge and freezer below, further base units, central island unit and wall cupboards, 4 ring electric induction hob, split level cooker comprising electric double oven and grill, Amtico flooring, recessed ceiling spotlights, radiator, connecting door from garage and french double doors leading to the rear garden.

Utility Room 6' 11" max x 5' 7" (2.11m max x 1.70m)

Stainless steel sink and drainer inset in worktops with cupboard, storage and plumbing for washing machine below, Wrekin filtered water tap with cartridge under sink, wall cupboard, radiator, Amtico flooring, extractor fan and part tiled walls.

FIRST FLOOR

Galleried Landing 16' 0" x 8' 3" (4.87m x 2.51m) and 12' 3" x 3' 4" (3.73m x 1.02m)

Corniced ceiling, loft access hatch, radiator and airing cupboard with lagged hot water cylinder.

Master Bedroom 17' 4" x 13' 1" (5.28m x 3.98m)

Front facing bow window, corniced ceiling, radiator and free-standing bedroom furniture. Archway leading to: -

En-Suite Dressing Area 6' 8" x 3' 5" (2.03m x 1.04m)

Recessed ceiling spotlights and twin sliding mirror door wardrobes.

En-Suite Bathroom 10' 8" x 7' 1" (3.25m x 2.16m)

Panelled bath, bidet, close coupled WC, twin wash hand basins and shower cubicle with mains mixer shower unit, extractor fan, radiator, part tiled walls and Karndean flooring.

Bedroom 2 13' 10" x 13' 6" (4.21m x 4.11m)

Double door built-in wardrobe and radiator.

Bedroom 3 11' 0" x 10' 5" (3.35m x 3.17m)

Double door built-in wardrobe and radiator.

En-Suite Shower Room 6' 7" x 6' 1" (2.01m x 1.85m)

Corner shower cubicle with mains mixer shower unit, wash hand basin and WC inset in vanity unit with cupboards below, part tiled walls, extractor fan, recessed ceiling spotlights, Karndean flooring and radiator.

Bedroom 4 13' 6" x 11' 2" (4.11m x 3.40m)

Double door built-in wardrobe and radiator.

Bedroom 5 10' 4" x 10' 2" (3.15m x 3.10m)

Radiator and free-standing bedroom furniture.

Family Bathroom 10' 2" x 8' 8" (3.10m x 2.64m)

Panelled corner bath with mixer tap and shower attachment, wash hand basin and WC inset in vanity unit with cupboards, shower cubicle with mains mixer shower unit, part tiled walls, recessed ceiling spotlights, extractor fan and radiator.

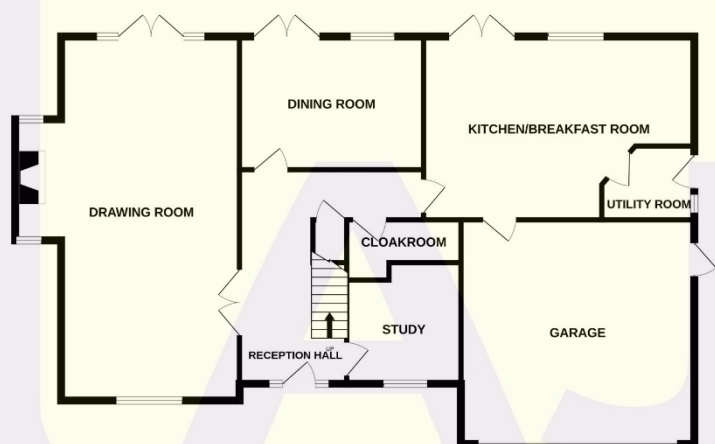
OUTSIDE

Block paved driveway leads to the integral **DOUBLE GARAGE** 17' 8" x 17' 0" (5.38m x 5.18m) with lights, power, electric up-and-over door, Wrekin water softener, pedestrian door to rear garden and Worcester wall mounted gas central heating boiler.

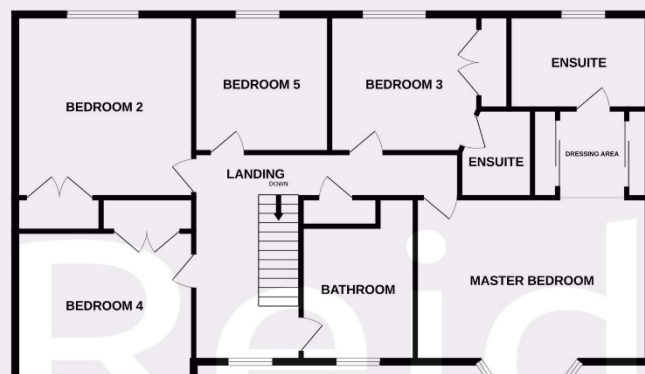
Lawned front and side gardens with flower beds and ornamental trees.

Good sized enclosed rear garden laid to lawn and having a wide, paved patio/sun terrace, flower and shrub borders, timber garden shed (with power and lighting) and a screen of mature trees.

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 Whitchurch town centre, proceed into High Street and at the mini roundabout proceed straight over into Bargates. At the next mini roundabout turn left, follow the road for a short distance to the large roundabout and take the second exit along Tarporey Road, proceeding towards the top of the hill and then turning first left into Haroldgate and first right into Wellfield Way. Number 11 is located straight ahead at the bottom of the cul-de-sac.

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.

