



2 Bedroom Detached Bungalow

NO ONWARD CHAIN

Not Overlooked Front Or Rear

Good Sized, Private Rear Garden

Refitted Bathroom

Scope For Further Improvement

8 Westbrook Avenue
Whitchurch SY13 1BU

Offers in the Region Of £200,000



Talk about 'as rare as hens teeth'; the number of properties that have come onto the market in Westbrook Avenue over the last 10 years, you could count on one hand! Frankly, when you see the location, it is not difficult to see why.....

The bungalow boasts a good sized and well stocked rear garden and it is close to Whitchurch Waterways Country Park and Greenfields Local Nature Reserve.

It seems a world away from the hustle and bustle of everyday life and the very fact that you can jump into your car and be on the bypass for swift travel into Shropshire and Cheshire villages and right into North Wales, seems too good to be true!

The joy of living here is its close proximity to town, which for most people, is within easy walking distance. Whitchurch has a range of shops, pubs, restaurants, schools, doctors surgery, dentist, leisure facilities and a railway station.

The bungalow itself has a refitted bathroom and a comfortable lounge/dining room with windows to 3 aspects, plus 2 rear facing bedrooms. However, it is in need of further modernisation and decoration to realise its full potential.

There is parking in the driveway for 2 cars, plus a single garage and it is offered with the benefit of having NO ONWARD CHAIN.

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.



Storm Porch

L-Shaped Entrance Hall 7' 3" x 5' 1" (2.21m x 1.55m) and 6' 6" x 2' 9" (1.98m x 0.84m)

Loft access hatch, radiator and airing cupboard housing wall mounted gas central heating boiler.

Lounge/Dining Room 20' 8" x 12' 3" max (6.29m x 3.73m max) narrowing to 10' 11" (3.32m)

Radiator, fireplace with gas fire and windows to 3 aspects.

Kitchen 10' 0" x 8' 6" (3.05m x 2.59m)

Stainless steel sink unit, range of working surfaces with storage and plumbing for washing machine below, radiator and built-in pantry.

Bedroom 1 11' 7" x 9' 5" (3.53m x 2.87m)

Twin double door fitted wardrobes and radiator.

Bedroom 2 10' 7" x 8' 9" (3.22m x 2.66m)

Radiator.

Refitted Bathroom 8' 4" x 5' 5" (2.54m x 1.65m)

Panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin and low level WC. Part tiled walls and radiator.

OUTSIDE

Concrete driveway leading to **SINGLE GARAGE**

Light, power, metal up-and-over door, rear and side facing uPVC double glazed windows.

Easily managed lawned front garden with flowers, bushes and shrubs.

Good sized enclosed rear garden laid to lawn with well stocked borders having a variety of flowers, bushes, trees and shrubs. Paved patio with timber garden shed.

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

Freehold.

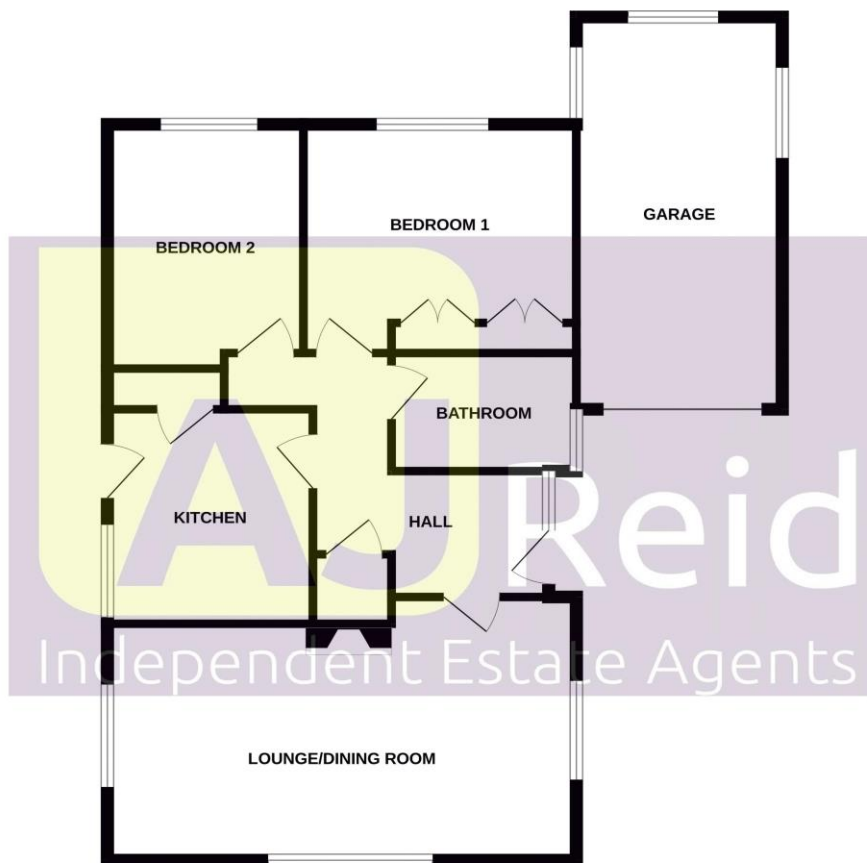
Council Tax

Shropshire Council - Tax Band C.

Agents Note

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

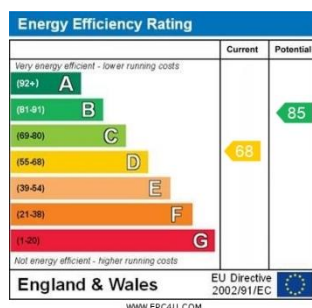
GROUND FLOOR



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, at the mini roundabout by St Alkmunds Church turn left onto Yardington and at the next mini roundabout take the second exit onto Sherrymill Hill. Follow the road down onto Smallbrook Road and take the first turning on the right into Westbrook Avenue. The bungalow 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.

