



Beautifully Presented Double Fronted Family Home

Refitted Luxury Bathroom

Parking At Rear

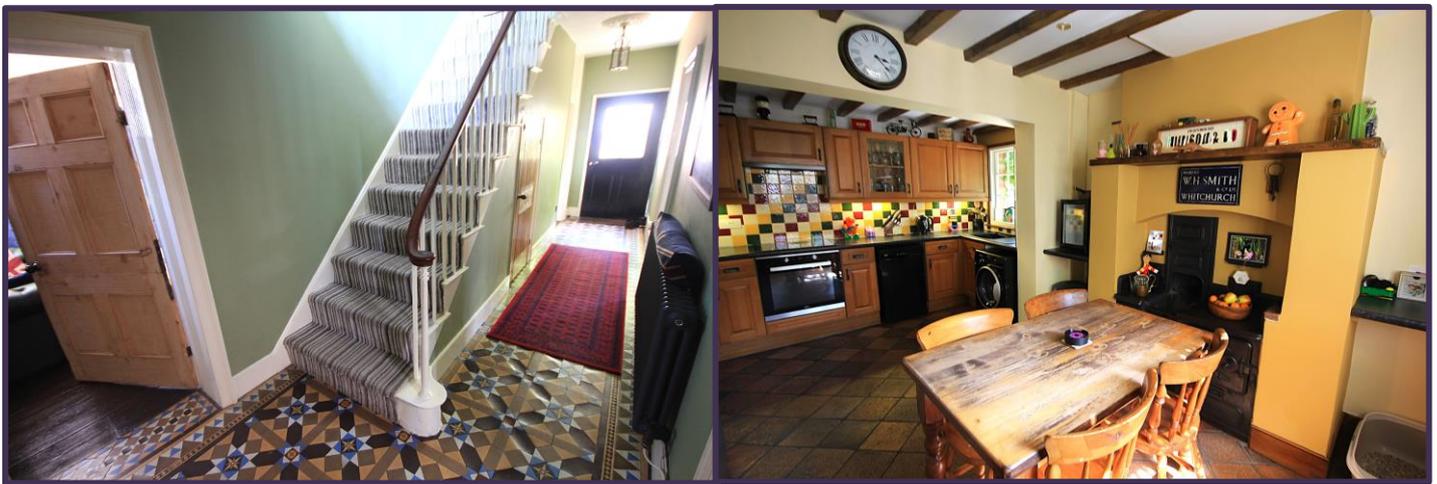
3 Reception Rooms & 4 Bedrooms

Part Walled Rear Garden

Walking Distance Of Town Centre

21 St. Johns Street
Whitchurch SY13 1QT

Offers in the Region Of £335,000



This beautifully presented, double fronted family home has so much going for it that it is difficult to imagine who wouldn't want to buy it!

You could in fact say that you will be bowled over by it (as it faces a bowling green) and is not overlooked from the rear.

It is a Grade II listed property and this is no doubt why many of the original features have been retained. For all that, our clients have renovated the house from its once dated shell into the beautifully presented, spacious family home being offered today.

There are 3 reception rooms, plus an open-plan kitchen/dining room, whilst upstairs there are 4 bedrooms and a refitted luxury bathroom.

Outside, the part walled, sheltered rear garden enjoys a private aspect and has the great advantage of having vehicular access for at least 2 cars.

The sheer joy of living here is that you can walk into the town centre without the need to take your vehicle. Whitchurch has a range of shops, pubs, restaurants, schools, doctors surgery, brand new medical centre, cottage hospital, dentists, leisure facilities and a 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

Services

Mains water, gas, electricity and drainage.

Central Heating

Worcester 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](#)

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

Reception Hall 22' 5" x 6' 5" max (6.83m x 1.95m max)
Minton style tiled floor, 2 moulded plaster ceiling light roses, period style radiator and staircase to first floor with door to cellar below.

Cellar 11' 6" x 10' 1" (3.50m x 3.07m)
Head room 6' 3" (1.90m)

Drawing Room 22' 8" x 12' 0" (6.90m x 3.65m)
Solid slate fireplace with tiled cheeks and incorporating multi-fuel stove on tiled hearth, exposed timber floorboards, picture rail and 2 period style radiators.

Sitting Room 11' 11" x 10' 11" (3.63m x 3.32m)
Original quarry tiled floor, picture rail, cast iron fireplace with open grate and period style radiator.

Snug 11' 0" x 10' 9" (3.35m x 3.27m)
Timber fireplace surround with cast iron grate, original built-in dresser cupboards, picture rail, exposed timber floorboards and contemporary radiator.

Inner Hall 6' 5" x 3' 8" (1.95m x 1.12m)
Built-in cupboard, exposed timber floorboards and leading to: -

Open Plan Kitchen/Dining Room 15' 8" x 10' 11" (4.77m x 3.32m)
Sink and drainer inset in worktops with drawers, cupboards, plumbing for washing machine and plumbing for slim-line dishwasher below, 4 ring electric ceramic hob with electric oven and grill below and illuminated extractor hood above, part tiled walls, beamed ceiling, contemporary radiator and fireplace housing the original cast iron range.

FIRST FLOOR

Spacious Landing 23' 0" x 6' 4" (7.01m x 1.93m)
Exposed timber floorboards, loft hatch, period style radiator and recessed feature display niche.

Bedroom 1 14' 1" x 12' 0" (4.29m x 3.65m)
Original fireplace with open grate. Radiator.

Bedroom 2 11' 5" x 10' 8" (3.48m x 3.25m)
Exposed timber floorboards, picture rail, moulded plaster ceiling light rose, original fireplace with open grate, built-in cupboard and radiator.

Bedroom 3 11' 1" x 10' 9" (3.38m x 3.27m)
Exposed timber floorboards, picture rail, moulded plaster ceiling light rose, original fireplace with open grate, built-in cupboard, plus further built-in cupboards and radiator.

Bedroom 4 10' 11" x 10' 9" (3.32m x 3.27m)
Picture rail, original fireplace with open grate and radiator.

Refitted Luxury Bathroom 9' 8" x 8' 2" (2.94m x 2.49m)
Free-standing rolltop bath with exposed ball and claw feet and central mixer tap with shower attachment, pedestal wash hand basin, close coupled WC and corner shower cubicle with mains mixer shower unit. Exposed timber floorboards, moulded plaster ceiling light rose, period style radiator. Airing cupboard housing Worcester gas fired boiler and slatted linen shelves.

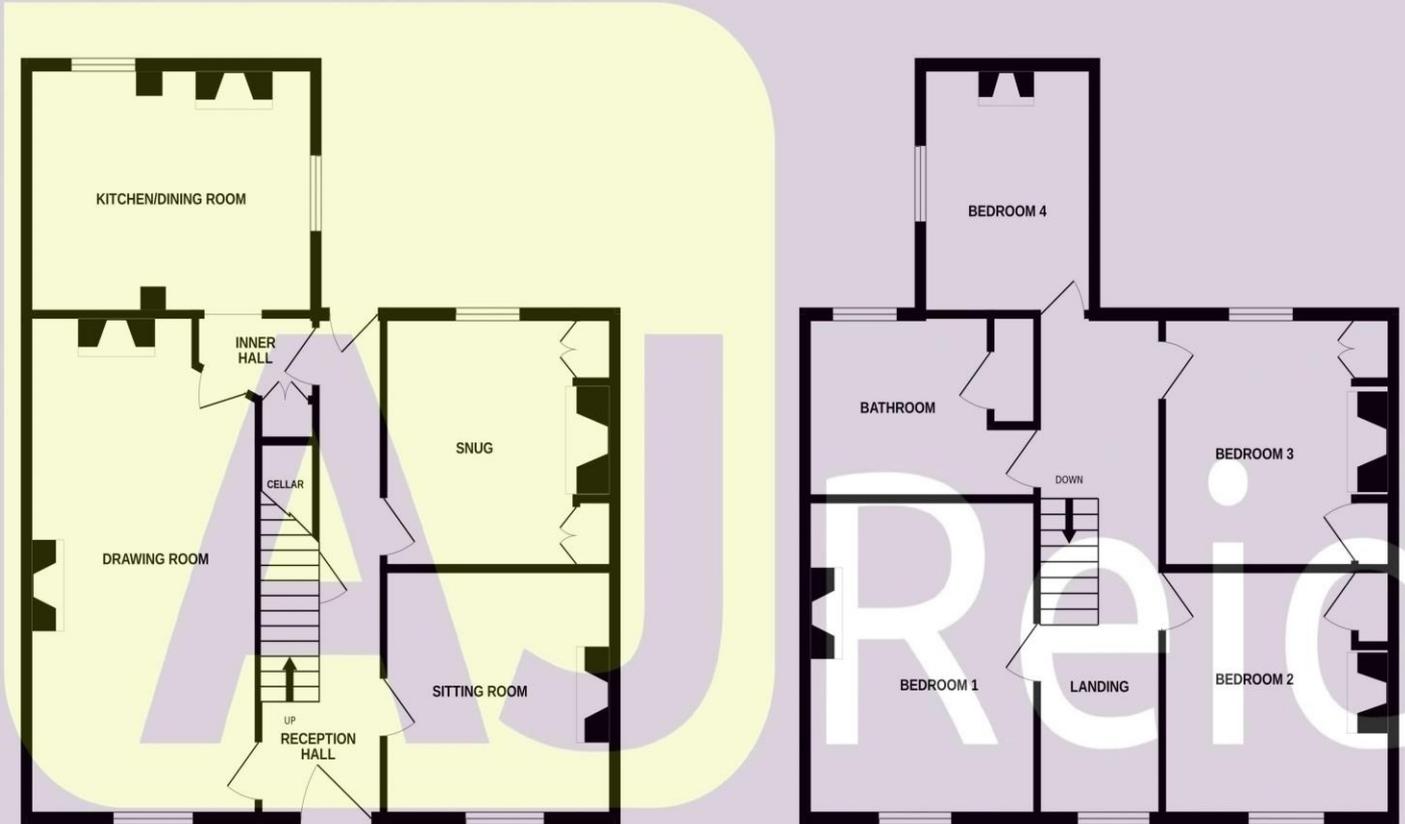
OUTSIDE

Shared vehicular access leads to the rear of the property with a parking area for at least 2 cars.

Part walled, lawned rear garden with lovely well stocked borders including mature trees, bushes, colourful Wisteria and shrubs. Timber shed and sheltered patio.

GROUND FLOOR

1ST FLOOR



Independent Estate Agents

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 Green End, Whitchurch, bear right, heading up the High Street and turn immediately right onto St Mary's Street. At the junction, turn first right into St Johns Street and the property is located after a short distance on the right hand side, opposite the entrance to the bowling club.

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.

