



Beautifully Presented Detached House

Good Size Private, Landscaped Rear Garden

Refitted & Well Equipped Luxury Kitchen

4 Generous Bedrooms (1 En-Suite)

Front Facing Rural Views

Within Walking Distance Of Town

26 Badger Crescent
Whitchurch SY13 4JL

Offers in the Region Of £410,000



Our clients bought this house from new and chose this plot because of its size and the fact that it is not overlooked as it faces winding paths around the perimeter of the development, with far reaching views over open countryside.

Not only that, but they can also walk into town from here.

It has been meticulously maintained throughout, most rooms having been recently re-decorated and a great deal of expense has been incurred refitting the Howdens luxury kitchen with its quartz worktop and range of fitted appliances. This room also incorporates the dining/family area and in addition, there are 2 further reception rooms.

The study could even be used as a fifth bedroom, if required and the current owners have even added quality wardrobe/storage units. The wardrobes have also been upgraded in the upstairs bedrooms.

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 local shops, including four supermarkets, one of which (Sainsburys) is within walking distance of the house.

Other amenities include restaurants, pubs, doctors surgery, dentists, sporting amenities, cottage hospital 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.

Tenure

Freehold.

Central Heating

Ideal gas fired boiler supplying radiators and hot water.

Council Tax

Shropshire Council - tax band E.

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

Spacious Entrance Hall 16' 9" x 5' 1" (5.10m x 1.55m)

Radiator, laminate wood effect flooring and staircase to first floor.

Cloakroom 5' 2" x 4' 11" (1.57m x 1.50m)

Pedestal wash hand basin and close coupled WC. Laminate wood effect flooring, radiator and walk-in storage cupboard with power socket.

Study/Bedroom 5 7' 8" x 7' 5" min 2.34m x 2.26m min)

Measured to the front of the full length, full height storage units with quality sliding doors, laminate wood effect flooring and radiator.

Lounge 18' 11" x 12' 0" (5.76m x 3.65m)

Front facing bay window, laminated wood effect flooring and 2 radiators.

Open Plan Kitchen/Diner/Family Room 20' 1" x 11' 4" (6.12m x 3.45m) plus deep rectangular bay window 10' 9" x 4' 2" (3.27m x 1.27m)

French doors to rear garden. **REFITTED** kitchen area with sink and drainer having mixer tap with retractable hand-held hose) inset in quartz worktops with drawers, cupboards and integral dishwasher below, integral full height fridge/freezer, integrated larder/dresser unit, wall cupboards and illuminated china display cabinets, free-standing range style cooker with 5 gas rings having electric ovens and grill below with quartz splashback and illuminated extractor hood above, laminate wood effect flooring and radiator.

Utility Room 8' 3" x 5' 5" (2.51m x 1.65m)

Full length L shaped worktops with cupboards, storage and plumbing for washing machine below, wall cupboards and shelves, Ideal wall mounted gas central heating boiler, recessed ceiling spotlight, extractor fan, radiator and door to rear garden.

FIRST FLOOR

Spacious Landing 12' 6" x 6' 10" (3.81m x 2.08m)
Radiator.

Master Bedroom 12' 11" x 12' 1" (3.93m x 3.68m)
Range of fitted wardrobes and radiator.

En-Suite Shower Room 7' 2" x 4' 6" (2.18m x 1.37m)
Shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Recessed ceiling spotlights, extractor fan. Part tiled walls and heated towel rail.

Bedroom 2 10' 1" x 12' 4" max (3.07m x 3.76m max) narrowing to 9' 9" (2.97m) Fitted wardrobes and radiator.

Bedroom 3 13' 4" x 9' 6" (4.06m x 2.89m)
Radiator.

Bedroom 4 10' 2" x 9' 6" max (3.10m x 2.89m max) narrowing to 7' 6" (2.28m) includes space for wardrobe. Radiator.

Family Bathroom 8' 8" x 7' 7" (2.64m x 2.31m)

Panelled bath, pedestal wash hand basin, close coupled WC and shower cubicle with mains mixer shower unit. Part tiled walls, laminated wood effect flooring, extractor fan and heated towel rail.

OUTSIDE

Tarmac driveway leading to single garage. Easily managed lawned front garden with bushes and shrubs.

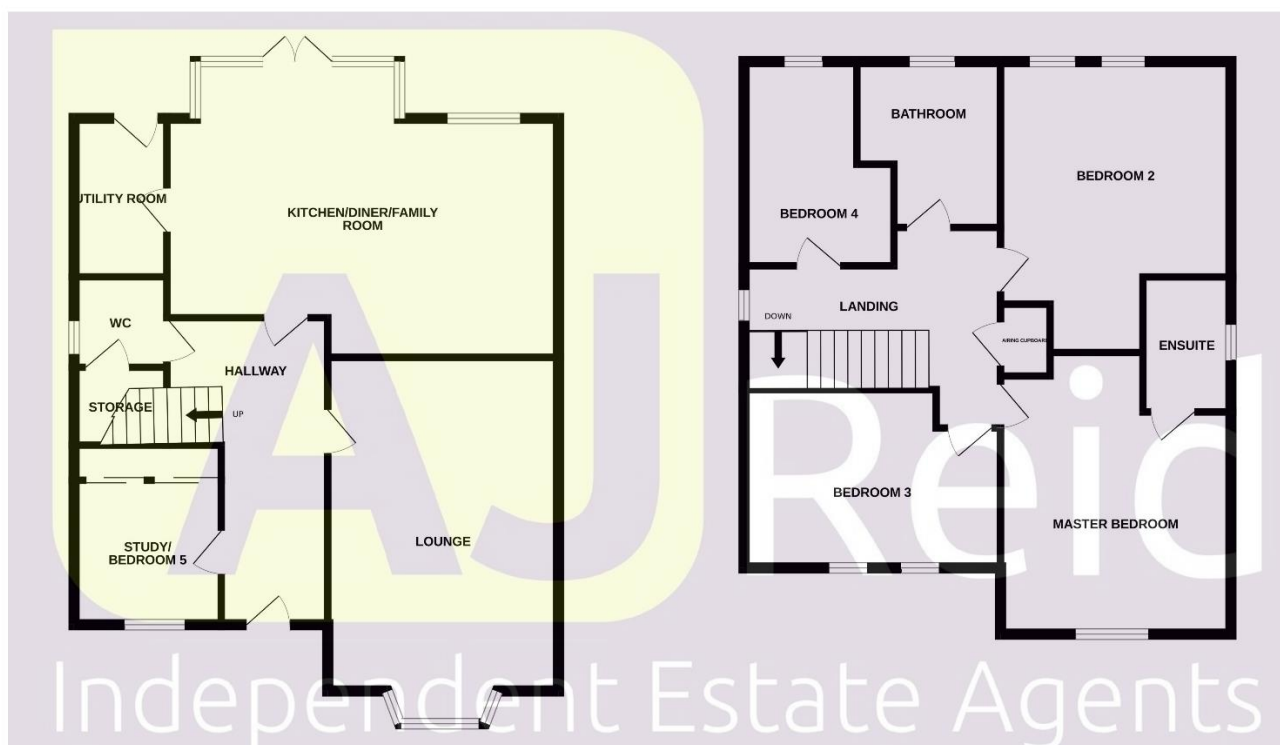
Good size enclosed rear garden with 2 lawn areas and having landscaped paved patios and paths plus raised seating area with loose slate chippings, outside power socket, cold water tap, storage shed and pedestrian side gate from driveway.

Service Charge

An annual service charge (currently £236.22) will be levied for surface water drainage, maintenance of the balancing pond, public open spaces and maintenance of common areas.

GROUND FLOOR

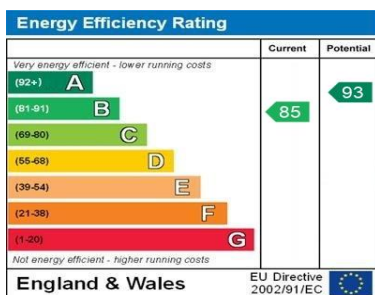
1ST FLOOR



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 High Street continue up towards the church 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 Tarporley Road, proceeding towards the brow of the hill and then turn first left into Haroldgate, second right into The Squirrels and first left into Badger Crescent. Turn left into the small cul-de-sac just after house number 20 and follow the driveway as it swings to the left and the house 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.

