



Three Bedroom Victorian Terraced Home

Refitted Shaker Style Kitchen

Large Lounge Diner With Wood Burner

Three Bedrooms & Spacious Bath/Shower Room

Walking Distance To All Town Centre Amenities

Beautifully Presented Internal Viewing Advised

17 Talbot Street
Whitchurch SY13 1PT

Offers in the Region Of £180,000



Charming Victorian Home in the Heart of Whitchurch!

Situated on the ever-popular Talbot Street, just a stone's throw from the vibrant Whitchurch Town Centre, this beautifully presented three-bedroom Victorian terraced house perfectly blends period charm with modern comfort.

Step inside via the entrance hallway and you're greeted by a stylishly refitted shaker-style kitchen, which opens into a generous lounge/diner – a warm and welcoming space complete with bespoke fitted storage, shelving, and a cast iron multi-fuel burner that adds both character and cosiness.

Upstairs, the first floor offers three well-proportioned bedrooms and a spacious family bath/shower room, ideal for everyday living.

Externally, the property benefits from a small forecourt framed with attractive cast iron railings, while the rear offers a decked seating area, perfect for a morning coffee or evening unwind – compact but thoughtfully arranged.

With its tasteful presentation, period features, and ultra-convenient location, this home would suit a wide variety of buyers looking to enjoy Town-Centre living with a touch of Victorian elegance.

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.



GROUND FLOOR

Entrance Hallway

Accessed via a modern composite door having wood effect ceramic tiled flooring, understairs storage cupboard, radiator, door to the lounge, stairs off to the first floor landing and opening into the kitchen.

Kitchen 18' 7" x 4' 2" (5.67m x 1.27m)

A refitted shake style kitchen comprising of wall mounted units with under cupboard lighting, oak worktop incorporating a one and a half bowl stainless steel sink drainer, matching base units, space and plumbing for appliances, integrated fridge freezer, space for range cooker with double extractor canopy over. Splashback tiling, wood effect ceramic tiled flooring, downlighting, window to the rear elevation, door to the side elevation and large opening into the lounge/diner.

Lounge/Diner 24' 4" into bay window x 11' 5" (7.41m into bay window x 3.49m)

A spacious lounge having bespoke fitted cupboards and shelving into recess, cast iron multi-fuel wood burner set into chimney breast with oak mantle over, numerous downlights, exposed beams, bay window to the front elevation and window to the rear elevation.

FIRST FLOOR

First Floor Landing

Having access to the loft space and doors off to bedrooms and bathroom.

Bedroom One 10' 0" x 16' 4" max (3.04m x 4.99m max)

A double bedroom having a radiator, downlighting and window to the front elevation.

Bedroom Two 11' 9" max x 12' 2" max (3.57m max x 3.72m max)

Having a radiator, built-in cupboard and window to the rear elevation.

Bedroom Three 6' 7" max x 10' 6" (2.00m max x 3.21m)

Having a radiator and window to the front elevation.

Family Bath/Shower Room 6' 11" x 9' 7" (2.10m x 2.92m)

A good sized family bathroom comprising of a contemporary style suite with panelled bath, corner shower housing a mains fed shower, enclosed dual flush low level WC and wash hand basin set into top with vanity unit under. Heated towel radiator, slate tiled flooring and two windows to the rear elevation.

OUTSIDE

There is a small forecourt and rear yard with a large, decked seating area.

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

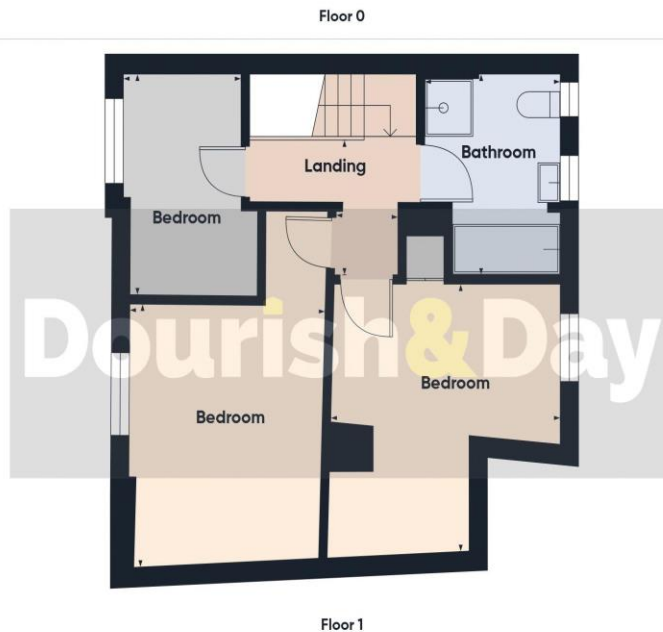
Shropshire Council – Tax band A.

Agents Note

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



Approximate total area⁽¹⁾
872 ft²
81 m²



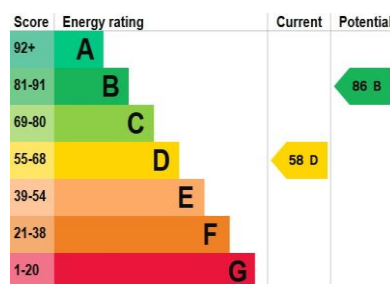
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions: Directions: From Whitchurch High Street proceed straight on at the mini roundabout by St Alkmunds Church into Bargates and continue down to the next mini roundabout, turning right into London Road and leading onto Brownlow Street. At the traffic lights take the first left turning into Talbot Street.

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.

