



**Semi-Detached Country House**

**Separately Heated Granny/Teenager Annexe**

**Faces & Backs Onto Fields**

**5 Bedrooms & 4 Reception Rooms**

**Refitted Kitchen/Breakfast Room**

**Good Sized Rear Garden**

**4 Brooklands, Chester Road**  
Whitchurch SY13 4QQ

**£468,000**



**It's funny how first appearances can be deceptive; take 4 Brooklands for example... What appears to be a modest cottage from the front, soon turns out to be a substantial family home when viewed from the large rear courtyard!**

**The current owners have absolutely loved living here, which is not surprising, given the good-sized plot which faces and backs onto rolling Shropshire countryside.**

**The house has been extended over the years and not only that, but the original garage has also been converted into a separate annexe (complete with independent central heating boiler) and is likely to appeal to those with a dependent relative/someone who works from home or even an Airbnb.**

**The house itself includes 4 reception rooms, including the refitted open plan split-level kitchen/breakfast room, whilst upstairs there are 4 bedrooms and a spacious family bathroom, not forgetting of course the fifth en-suite bedroom in the annexe.**

**Outside, there is parking for numerous vehicles and ample storage in either the workshop or the useful timber shed/man cave. The house is offered with the benefit of having No ONWARD CHAIN.**

**The property is well placed for the town centre, whilst the bypass provides swift travel by car into nearby Chester, Shrewsbury, Wolverhampton and Wrexham. There is a railway station in Whitchurch with direct connections to Shrewsbury, South Wales, Crewe And Manchester.**

**The local countryside is a dream and you can be at the North Wales coast within about an hour (on a good day!).**

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

## **GROUND FLOOR**

**Enclosed Entrance Porch 4' 2" x 3' 3" (1.27m x 0.99m)**  
Recessed ceiling spotlight.

**Spacious Entrance Hall 16' 8" x 6' 11" (5.08m x 2.11m)**  
Laminate flooring, radiator, corniced ceiling and staircase to first floor.

**Sitting Room 16' 11" x 13' 11" (5.15m x 4.24m)**  
Open fireplace on raised slate hearth with oak beam above, corniced ceiling and radiator.

**Living Room 13' 0" x 12' 1" (3.96m x 3.68m)**  
Radiator.

**Dining Room 14' 11" x 13' 0" (4.54m x 3.96m)**  
Electric log effect stove on raised slate hearth, radiator and full height built-in storage cupboard.

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.



### Open Plan Kitchen/Breakfast Room comprising: -

#### **Kitchen** 15' 1" x 10' 9" (4.59m x 3.27m)

REFITTED Belfast sink inset in base unit with 'Minerva' solid marble effect worktop with cupboards and plumbing for dishwasher below, matching base units, wall cupboards with diffused lighting below, recess for American style fridge/freezer, free-standing range cooker with contemporary extractor hood above, built-in microwave, tiled floor, recessed ceiling spotlights and timber steps lead up to: -

#### **Breakfast Room** 12' 11" x 7' 1" (3.93m x 2.16m)

Laminate flooring, radiator and french doors to rear garden.

#### **Utility Room** 8' 2" x 4' 10" (2.49m x 1.47m)

Stainless steel sink and drainer inset in 'Minerva' solid marble effect worktop with cupboards and plumbing for washing machine below, wall cupboards, broom cupboard, recessed ceiling spotlights and laminate flooring.

#### **Cloakroom** 5' 3" x 4' 0" (1.60m x 1.22m)

Laminate flooring and close coupled WC.

### FIRST FLOOR

#### **Spacious Landing** 16' 9" x 6' 10" (5.10m x 2.08m)

Corniced ceiling, fitted wardrobes, loft hatch and radiator.

#### **Bedroom 1** 12' 2" x 11' 10" (3.71m x 3.60m)

Radiator and 2 double door built-in wardrobes.

#### **Bedroom 2** 14' 1" x 10' 0" (4.29m x 3.05m)

Radiator.

#### **Bedroom 3** 14' 1" x 6' 6" (4.29m x 1.98m)

Radiator.

#### **Bedroom 4** 11' 1" x 7' 5" (3.38m x 2.26m)

Recessed ceiling spotlights and radiator.

#### **Inner Landing**

Radiator, twin double-door built-in wardrobes and further built-in wardrobe with automatic light.

#### **Family Bathroom** 11' 7" x 9' 0" (3.53m x 2.74m)

White suite comprising panelled bath, pedestal wash hand basin, close coupled WC and corner shower cubicle with electric shower unit. Radiator and airing cupboard having insulated hot water cylinder.

### ANNEXE/BROOKFIELD LODGE

<https://abnb.me/SAX8W6wptqb>

#### **Open Plan Sitting Room/Diner & Bedroom** 14' 3" x 9' 6" (4.34m x 2.89m) and 9' 1" x 7' 9" (2.77m x 2.36m)

An L-shaped room. Worktop with cupboards and storage below, wardrobe/storage cupboard, recessed ceiling spotlights, 2 radiators and views over the rear garden and fields beyond.

#### **En-Suite Shower Room** 8' 9" x 6' 1" (2.66m x 1.85m)

Corner shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Heated chrome towel rail, recessed ceiling spotlights, extractor fan and cupboard housing LPG central heating boiler.

### OUTSIDE

5 bar gate leads to the gravel driveway which open into the rear courtyard with parking for numerous vehicles and carport adjacent to workshop.

Small lawned front garden with log store and screened from the road by a neatly tended privet hedge.

Good sized lawned rear garden with views over fields. Paved patio/barbecue area, outside power socket and cold water tap. To the rear of the annexe there is a covered seating area facing the rear garden and field.

#### **Substantial Workshop** 19' 9" x 11' 10" (6.02m x 3.60m)

Lights, power, workbench and shelving. Carport/verandah 13' 8" x 10' 7" (4.16m x 3.22m) and covered storage/utility area 13' 8" x 8' 0" (4.16m x 2.44m).

#### **Shed/Man Cave** 15' 4" x 8' 9" (4.67m x 2.66m)

Insulated walls, light, power and stable door.

### Services

Mains water, gas and electricity. Septic tank drainage.

### Central Heating

Gas fired boiler in house supplying radiators and hot water. Additional LPG boiler in annexe supplying radiators and hot water.

### Tenure

Freehold.

### Council Tax Band

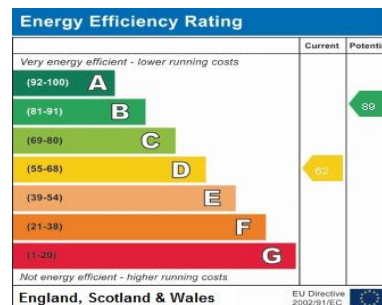
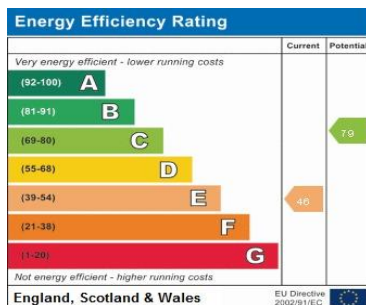
Shropshire Council - Band E.



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, proceed straight on at the mini roundabout into Bargates. At the next mini roundabout keep left and immediately left again at the second roundabout into Chester Road. Follow the road and proceed down the hill. The property 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 are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and 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.

