



Helping *you* move



6 The Squirrels, Whitchurch, SY13 4JU

A fantastic double fronted four bedroom, three bathroom detached house situated just off Tarporley Road in a sought after area of Whitchurch. Offering generous, well presented accommodation with an enclosed rear garden, driveway and detached single garage. VIEWING RECOMMENDED.

Offers in the Region of
£380,000

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Overview

- Detached Four Bedroom Home
- Generous Lounge
- Superb Open Plan Kitchen/ Dining Room
- Master En Suite, Family Bathroom and Family Shower Room
- Enclosed Rear Garden
- Driveway and Detached Single Garage
- Sought After Residential Location
- Within Walking Distance of Town Centre
- Council Tax Band E
- EPC B



This modern double fronted, four bedroom, three bathroom detached family home is situated in a sought after residential area just off Tarporley Road in Whitchurch. Well presented throughout, it provides generous accommodation comprising a light and airy Entrance Hall, Cloakroom with WC, spacious Lounge with dual aspect bay windows, superb open plan Kitchen/Dining/Family Room with French doors opening onto the rear garden and a separate Utility Room. Stairs to the first floor lead you to the great sized Master Bedroom with En suite Shower room and dressing area, a further double Bedroom and Family Bathroom. On the second floor there are another Two Bedrooms and a Family Shower Room. Externally, there is an enclosed rear garden mainly laid to lawn with a sandstone paved patio area. A driveway leads to a single detached garage which the current owners use a games room and bar.

Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICE CHARGE

We are advised by the vendors that there is a service charge currently £256.02 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

SERVICES

We are advised that mains gas, electricity, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING ARRANGEMENTS

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

DIRECTIONS

From the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into The Squirrels and the property can be found after a short distance on the left hand side

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

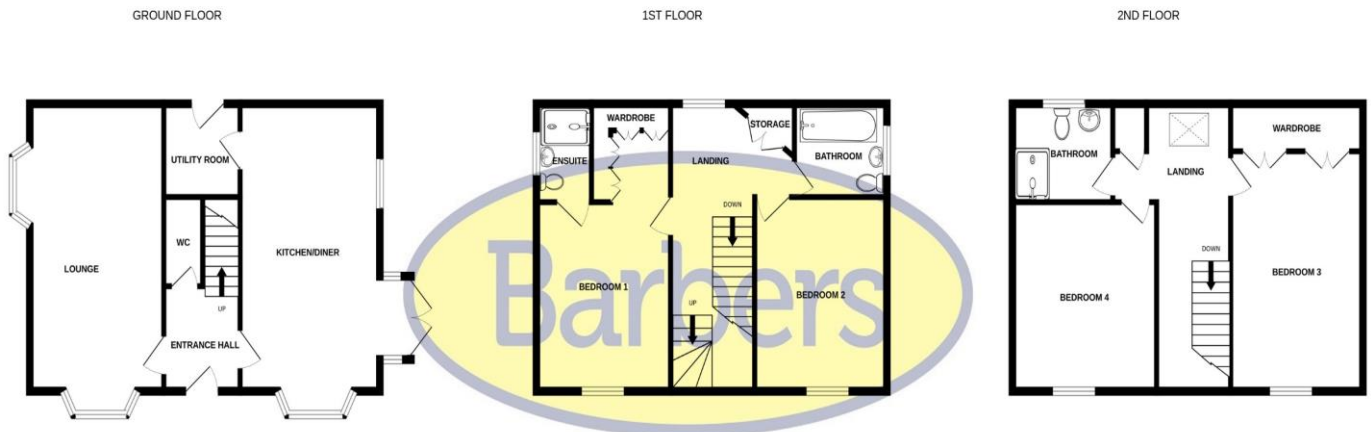
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH3515719032024



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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LOUNGE

19' 1" x 10' 5" (5.82m x 3.18m)

KITCHEN/DINER

19' 1" x 13' 6max" (5.82m x 4.11m)

UTILITY ROOM

5' 8" x 5' 5" (1.73m x 1.65m)

BEDROOM ONE

15' 9" x 11' 2" (4.8m x 3.4m)

ENSUITE

7' 3" x 4' 6" (2.21m x 1.37m)

BEDROOM TWO

11' 3" x 9' 8" (3.43m x 2.95m)

BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

BEDROOM THREE

11' 6" x 9' 7" (3.51m x 2.92m)

BEDROOM FOUR

11' 2" x 8' 3" (3.4m x 2.51m)

GARAGE

17' 2" x 8' 9" (5.23m x 2.67m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.