



Hedley House, Chester Avenue, Whitchurch, SY13 1NE

Helping *you* move



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Offers In Region Of £575,000



Hedley House in Whitchurch offers spacious modern living with a large Lounge, fantastic Kitchen Diner, Garden Room, Four double Bedrooms, two Ensuites and a large Family Bathroom. Benefitting from private landscaped gardens, a double Garage, all behind secure Electric Gates.

- **Exceptional Four Bedroom Detached House**
- **Located In a Sought After Residential Location**
- **Great Size Kitchen/Diner**
- **Beautiful Garden Room**
- **Landscaped Gardens**
- **Private Gated Driveway and Double Garage**
- **Principal Bedroom with Walk-In Wardrobe and Ensuite**
- **EPC C, Council Tax Band F**



Located in a well-regarded and much sought after area of Whitchurch, Hedley House is an exceptional Four Bedroom Detached House which offers the perfect blend of generously sized accommodation and modern convenience in a private setting.

The ground floor offers a wealth of space having an impressive Entrance Hall with beautiful oak staircase, useful Study ideal for those who work from home, formal Dining Room, generous Lounge featuring patio doors that open onto the manicured gardens, Utility Room, Cloakroom and a superb Kitchen/Diner, which is designed for both functionality and style, having plenty of storage and including a Rangemaster cooker. The Kitchen/Diner flows seamlessly into a fabulous Garden Room, which is bathed in natural light and also offers lovely views of the outdoor space. Ascending to the first floor, the galleried landing leads to the Master Bedroom with Walk-In Wardrobe and Ensuite Shower Room. The second bedroom also has its own Ensuite and there are two further Double Bedrooms. A large Family Bathroom completes the accommodation. Hedley House is well-suited for modern family living, and its layout also makes it an ideal choice for multigenerational households.

Approached from a private lane, secure electric gates lead to a driveway and detached Double Garage with electric doors, and the beautifully landscaped gardens offer a serene escape, with a charming patio area and sweeping steps leading to tiered lawns adorned with established plants and shrubs.



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.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, gas, 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/>

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

DIRECTIONS

From Whitchurch town centre travel on to the Chester Road and Chester Avenue (a private road) stands on the left hand side, Hedley House will be found at the end of the Avenue on the left hand side.

LOCAL AUTHORITY

Council tax band F. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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.

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STUDY

13' 8" x 8' 5" (4.17m x 2.57m)

LOUNGE

18' 1" x 13' 8" (5.51m x 4.17m)

DINING ROOM

10' 6" x 10' 3" (3.2m x 3.12m)

KITCHEN/DINER

21' 4" x 9' 9" (6.5m x 2.97m)

GARDEN ROOM

11' 6" x 10' 4" (3.51m x 3.15m)

UTILITY ROOM

7' 0" x 5' 8" (2.13m x 1.73m)

MASTER BEDROOM

15' 2" x 11' 9" (4.62m x 3.58m) Excluding walk in wardrobe

BEDROOM TWO

13' 8" x 11' 7" (4.17m x 3.53m)

BEDROOM THREE

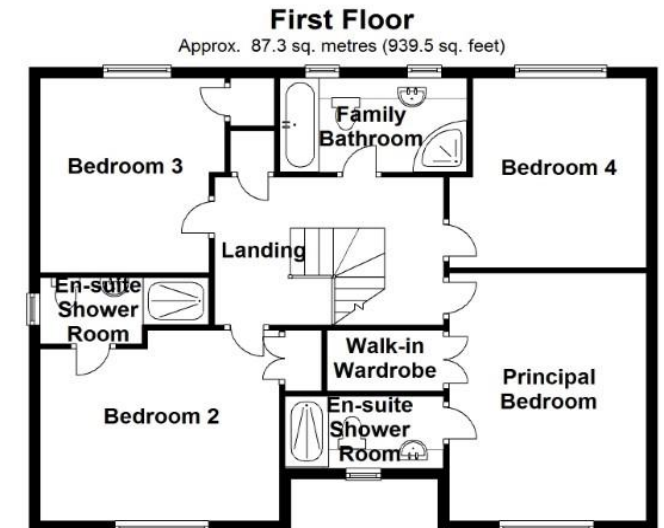
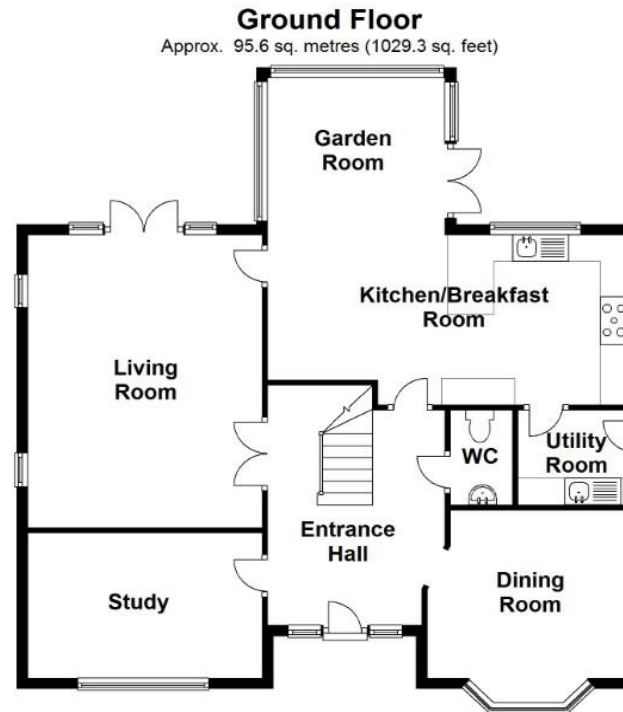
12' 0" x 10' 7" (3.66m x 3.23m)

BEDROOM FOUR

11' 9" x 11' 8" (3.58m x 3.56m)

BATHROOM

10' 9" x 5' 8" (3.28m x 1.73m)



Total area: approx. 182.9 sq. metres (1968.8 sq. feet)



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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