



3 Orchard Avenue, Whitchurch, SY13 1WD

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Offers Over £415,000



An immaculate and beautifully presented four bedroom detached home with single garage, ample parking and attractive landscaped rear garden. Situated in a most sought after residential area in the popular market town of Whitchurch.

- Superb Four Bedroom Detached House
- Immaculately Presented Throughout
- Sought After Location
- Stunning Open Plan Kitchen/Dining/Family Room
- Sunny Aspect Landscaped Rear Garden
- Off Road Parking and Single Integral Garage
- Master En Suite and Family Bathroom
- Council Tax Band E, EPC Rating B



Discover the perfect blend of contemporary style and comfort in this immaculately presented four-bedroom detached house, ideally situated in a sought-after location within walking distance of the town center and local schools.

Upon entering, the entrance hall sets the tone for the rest of the home. The lounge provides a comfortable retreat, ideal for relaxing with family or hosting guests. The real highlight of this property is the stunning open-plan kitchen/diner/family room. This versatile space is designed for contemporary living, featuring high-quality appliances and fixtures. The bi-fold doors open up to the rear garden, creating a seamless transition between indoor and outdoor spaces-perfect for alfresco dining or enjoying the sunshine. The ground floor also includes a practical utility room, which offers additional storage and laundry facilities, and a cloakroom for added convenience.



Upstairs, the property offers four generously sized bedrooms, including a master bedroom with luxurious en-suite shower room. A stylish family bathroom serves the remaining bedrooms, all of which benefit from ample natural light and thoughtful design.

Additional highlights include a single integral garage and off-road parking to the front of the property. The rear garden is a particular feature, offering a large paved patio area- ideal for outdoor entertaining and relaxation , well-maintained lawn, and beautifully landscaped borders with established shrubs, plants, and trees.

This exceptional home combines modern elegance with practical family living, making it a must-see for those seeking both comfort and convenience in a desirable location.



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## 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 pre-contract enquiries. Vacant possession upon completion.

## MANAGEMENT COMPANY

We are advised that there is a management company set up for maintenance of the common areas and the cost is currently £175 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

## SERVICES

We are advised that mains water, drainage, gas and electricity 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.

## 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.

## DIRECTIONS

Take the Chester Road out of Whitchurch, continue on past Chester Avenue and the turning for Orchard Avenue can be found on the left hand side, turn into Orchard Avenue and immediately left No 3 is the middle property of those facing Chester Road.

## ENERGY PERFORMANCE

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

## LOCAL AUTHORITY

Council Tax Band E, Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

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

WH29285 140622



LOUNGE  
10' 2" x 18' 8" (3.1m x 5.69m)

KITCHEN/DINING/FAMILY ROOM  
20' 2" x 19' 5" (6.15m x 5.92m)

UTILITY ROOM  
5' 6" x 7' 0" (1.68m x 2.13m)

MASTER BEDROOM  
16' 9" x 13' 6" (5.11m x 4.11m)

EN SUITE  
7' 1" x 7' 5" (2.16m x 2.26m)

BEDROOM TWO  
18' 1" x 8' 8" (5.51m x 2.64m)

BEDROOM THREE  
11' 8" x 8' 8" (3.56m x 2.64m)

BEDROOM FOUR  
8' 2" x 11' 4" (2.49m x 3.45m)

FAMILY BATHROOM  
12' 3" x 7' 2" (3.73m x 2.18m)

GARAGE  
17' 9" x 8' 5" (5.41m x 2.57m)



1483 Square Feet Approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any proposed purchase. The plan, description and other particulars are intended to be read in conjunction with the particulars in the contract of sale. Barbers Online is not responsible for any errors or omissions.



WHITCHURCH  
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