



2 The Squirrels, Whitchurch, SY13 4JU

Helping *you* move





An immaculately presented four-bedroom, three-bathroom detached house in a sought after area of Whitchurch. Set over three floors, with off-road parking, single garage, and landscaped garden. A perfect family home with spacious living and flexible layout.

- Impressive Four Bedroom, Three Bathroom Detached House
- Immaculately Presented Throughout
- Located in a sought after area of Whitchurch
- Within Walking Distance of Town Centre and Local Schools
- Superb Open Plan Kitchen/Diner
- Off-road parking, single garage, and landscaped garden
- Ideal family home with generous living space
- EPC B, Council Tax Band E



Located on a desirable development in a sought after area of Whitchurch, this immaculately presented four-bedroom, three-bathroom detached house is an exceptional family home. Set in a prime position on a spacious corner plot, the home boasts off-road parking, a single garage, and a beautifully landscaped garden – perfect for relaxing and entertaining. The generous accommodation spans three floors, offering plenty of space and flexibility for family living. On the ground floor, the entrance hall leads to a welcoming cloakroom and a large, light-filled lounge featuring two bay windows, creating an inviting space to relax. The impressive open-plan kitchen/diner is the heart of the home, complete with integrated appliances and French doors that open onto the garden, making it a perfect spot for indoor-outdoor living. Additionally, a separate utility room provides ample storage, with a useful under-stairs pantry cupboard. The first floor offers two double bedrooms, both with built-in wardrobes, as well as a stylish master en suite shower room. A well-appointed family bathroom serves the remaining rooms on this level. The second floor comprises two further bedrooms, providing flexible space for guests, a home office, or growing family needs. A convenient shower room completes this floor. This beautifully maintained property offers a perfect blend of contemporary style, comfort, and practical living space. Ideal for growing families, it combines modern features with a superb location, making it an absolute must-see!



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.

MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is currently £261.02 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 electricity, gas, water and drainage are available. Gas central heating. 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/>

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

LOCAL AUTHORITY

Council Tax Band E. 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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LOUNGE
17' 8" x 10' 6" (5.38m x 3.2m)

KITCHEN/DINER
19' 1" x 13' 8" (5.82m x 4.17m) max

UTILITY ROOM
5' 8" x 5' 4" (1.73m x 1.63m)

BEDROOM ONE
15' 8" x 11' 3" (4.78m x 3.43m)

EN SUITE
7' 6" x 4' 5" (2.29m x 1.35m)

BEDROOM TWO
11' 0" x 9' 9" (3.35m x 2.97m)

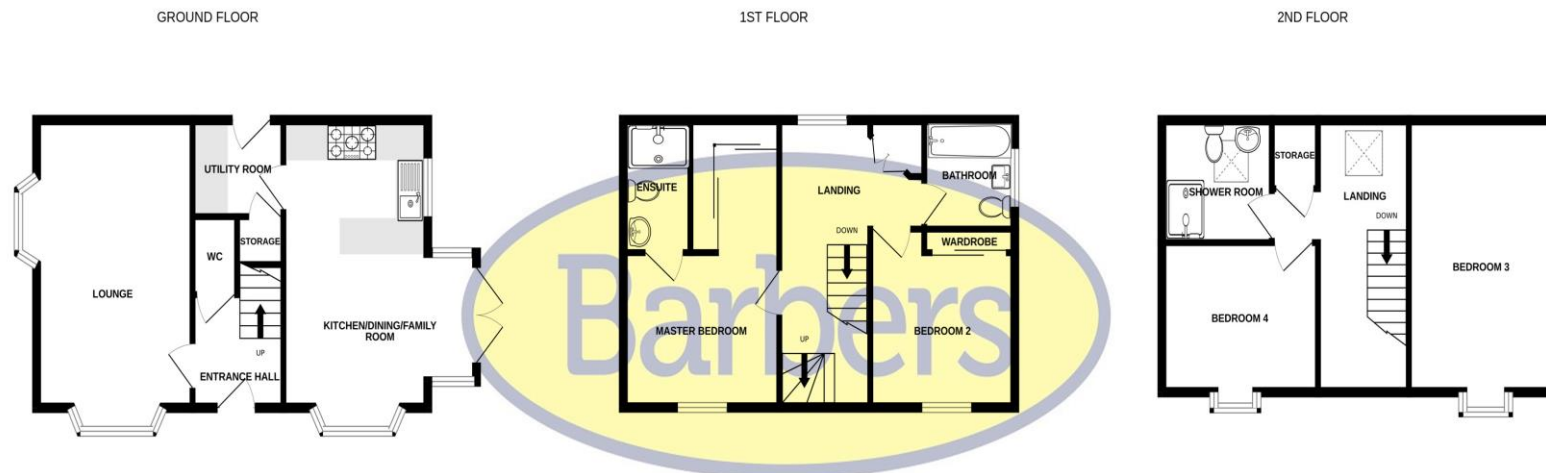
BATHROOM
6' 5" x 5' 6" (1.96m x 1.68m)

BEDROOM THREE
14' 7" x 9' 8" (4.44m x 2.95m) max

BEDROOM FOUR
11' 3" x 8' 1" (3.43m x 2.46m)

SHOWER ROOM
8' 1" x 4' 5" (2.46m x 1.35m) max

GARAGE
16' 3" x 8' 6" (4.95m x 2.59m)



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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