



1 Oak Tree Way, Whitchurch, SY13 1RZ

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Offers In Region Of £490,000



- Substantial Detached House- over 2000 square feet
- Exclusive gated development
- Four Double Bedrooms, three with fitted wardrobes
- Two Ensuite Shower Rooms and Family Bathroom

- Wrap around garden
- Gravel Driveway with ample parking
- Integral Garage
- EPC B, Council Tax Band F



OAK TREE WAY is set within a gated development of just 13 homes, this modern four-bedroom property has substantial accommodation extending to over 2000 square feet and offers stylish living in a highly desirable and walkable location on the edge of the town.

Inside, a spacious hallway sets the tone, leading to the heart of the home, a stunning open plan kitchen, dining, and family room, featuring bi-fold doors that open onto the garden, perfect for indoor-outdoor living. The generous lounge features a log burner and French doors, while a large home office, utility room, cloakroom and integral garage add to the functionality of the ground floor. Upstairs, a bright and airy landing leads to four double bedrooms, three of which have fitted wardrobes. The master bedroom along with bedroom two benefit from en-suite shower rooms and there is also a sleek family bathroom.

Outside, the wrap-around garden boasts two patio areas and a good sized lawn with raised sleeper borders, while a large gravel driveway and single garage provides ample parking for several vehicles.



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 cost for this is currently £480 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.

DIRECTIONS

Take the Chester Road out of Whitchurch, continue on and the entrance to Oak Tree Way can be found on the right, continue on into Oak Tree Way 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 B. The full energy performance certificate (EPC) is available for this property upon request.

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.

WH37781 22425



LOUNGE

22' 3" x 12' 8" (6.78m x 3.86m)

KITCHEN/DINING/FAMILY ROOM

23' 0" x 19' 0" (7.01m x 5.79m) max

STUDY

8' 1" x 7' 6" (2.46m x 2.29m)

MASTER BEDROOM

16' 3" x 14' 9" (4.95m x 4.5m)

BEDROOM TWO

13' 6" x 11' 5" (4.11m x 3.48m)

BEDROOM THREE

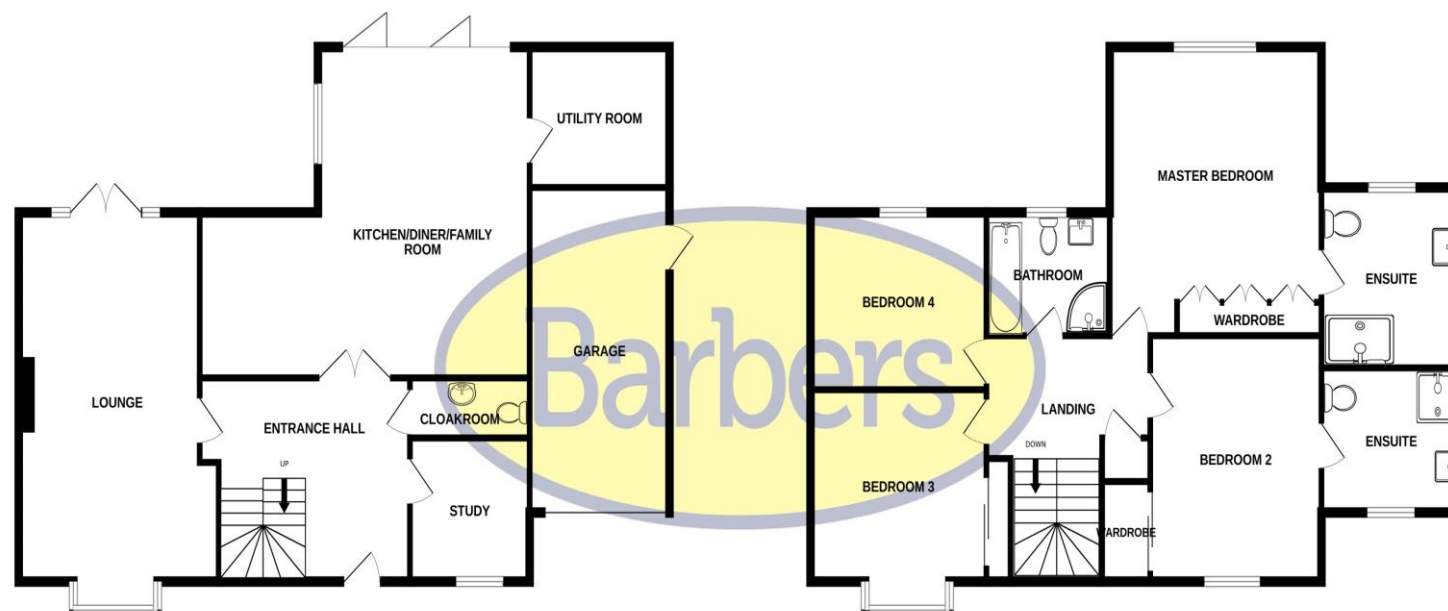
13' 5" x 10' 9" (4.09m x 3.28m)

BEDROOM FOUR

10' 4" x 9' 9" (3.15m x 2.97m)

GROUND FLOOR

1ST FLOOR



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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WHITCHURCH
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