



Helping *you* move



## 4 Queensway, Whitchurch, SY13 1EY

A two double bedroom semi-detached bungalow with low maintenance rear garden, conveniently located just a short walk from the town centre and local amenities.

Offers in the Region of  
**£160,000**



# 4 Queensway, Whitchurch, SY13 1EY

## Overview

- Semi-Detached Bungalow
- Two Double Bedrooms
- Short walk to town centre
- Low-maintenance garden
- Requires some updating—great potential to personalise
- Comfortable Lounge
- Kitchen/Breakfast Room
- Shower Room
- EPC D
- Council Tax Band B



Located just a short stroll from the town centre and local amenities, this deceptively spacious two-bedroom semi-detached bungalow offers comfortable, single-level living in a highly convenient setting. While the property would benefit from some updating, it's well-maintained and ready for a new owner to put their own stamp on it. The accommodation includes an Entrance Hall, Lounge, and a bright Kitchen/Breakfast Room with a door leading to the rear garden. Adjacent to the kitchen is a useful additional room, ideal for extra storage. Both bedrooms are doubles, and the property also features a shower room for added convenience. Outside, the front garden is gravelled for ease of maintenance, and the rear garden features a paved path, gravelled areas, and a timber shed-offering low-maintenance outdoor space with potential to enhance.

This home is ideal for those seeking easy, ground-floor living close to the heart of town.

## 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.

#### LOCAL AUTHORITY

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

#### 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/>



#### VIEWING

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

#### DIRECTIONS

From the town centre travel over the mini roundabout on Dodington towards Shrewsbury/Newport direction into Sedgford then take the right hand turning into Queensway.

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

#### METHOD OF SALE

For Sale by Private Treaty.

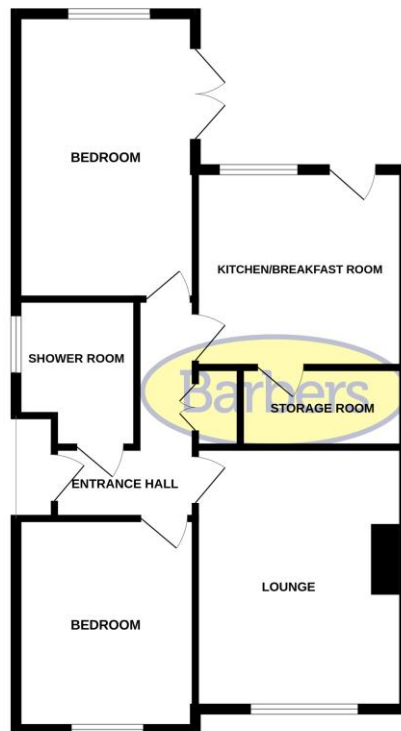
#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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GROUND 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 for 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.  
Made with Metropix 12/25

**LOUNGE**

14' 3" x 11' 5" (4.34m x 3.48m)

**KITCHEN/BREAKFAST ROOM**

11' 4" x 11' 2" (3.45m x 3.4m)

**ROOM OFF KITCHEN**

9' 1" x 4' 3" (2.77m x 1.3m)

**BEDROOM ONE**

15' 5" x 9' 6" (4.7m x 2.9m)

**BEDROOM TWO**

11' 3" x 9' 7" (3.43m x 2.92m)

**SHOWER ROOM**

8' 0" x 6' 3" (2.44m x 1.91m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**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.