



Helping *you* move



8 Brookfield, Whitchurch, SY13 1DU

NO UPWARD CHAIN. A four bedroom detached house with driveway, single garage and attractive rear garden, situated in a quiet residential location close to the Country Park and within walking distance of the town centre.

Offers in the Region of
£315,000

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Overview

- Four Bedroom Detached House
- Quiet Residential Location
- Close to the Country Park
- Driveway and Single Garage
- Attractive rear garden
- No Upward Chain
- Generous Lounge
- Kitchen and Utility Room
- Master En Suite and Family Shower Room
- EPC C
- Council Tax Band C



Nestled on a quiet cul-de-sac in the market town of Whitchurch, this four bedroom, two bathroom detached house is located within walking distance of the local amenities, schools, and transport links and is also within a stones throw of the canal and Country Park, with plenty of picturesque walks nearby. On the ground floor, the main door opens into a Hallway with stairs leading to the first floor and a convenient cloakroom. There is a generously proportioned lounge/dining area that offers a bright and inviting space, perfect for both relaxing and entertaining. Large patio doors open seamlessly to the back garden flooding the room with light, creating a flow between inside and outside living. The kitchen has potential for modernisation and leads onto a useful utility room with ample storage. Moving up to the first floor of the property, there are four bedrooms all with built in wardrobes. The master bedroom with an en-suite is spacious allowing room to relax with large window overlooking the garden and country park at the rear of the property and there is also a modern family shower room. Externally, to the front of the property there is a nicely presented front garden and driveway leading to a single garage, providing good parking space. The rear garden is well maintained and overlooks the Country Park, offering a perfect space to relax and enjoy the surroundings.

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 D. 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

DIRECTIONS

From Whitchurch High Street proceed to the mini roundabout by the Church and turn left, continue to the next mini roundabout and turn right into Sherrymill Hill which leads into Smallbrook Road, continue on and Brookfield can be found on the right 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 C. The full energy performance certificate (EPC) is available for this property upon request.

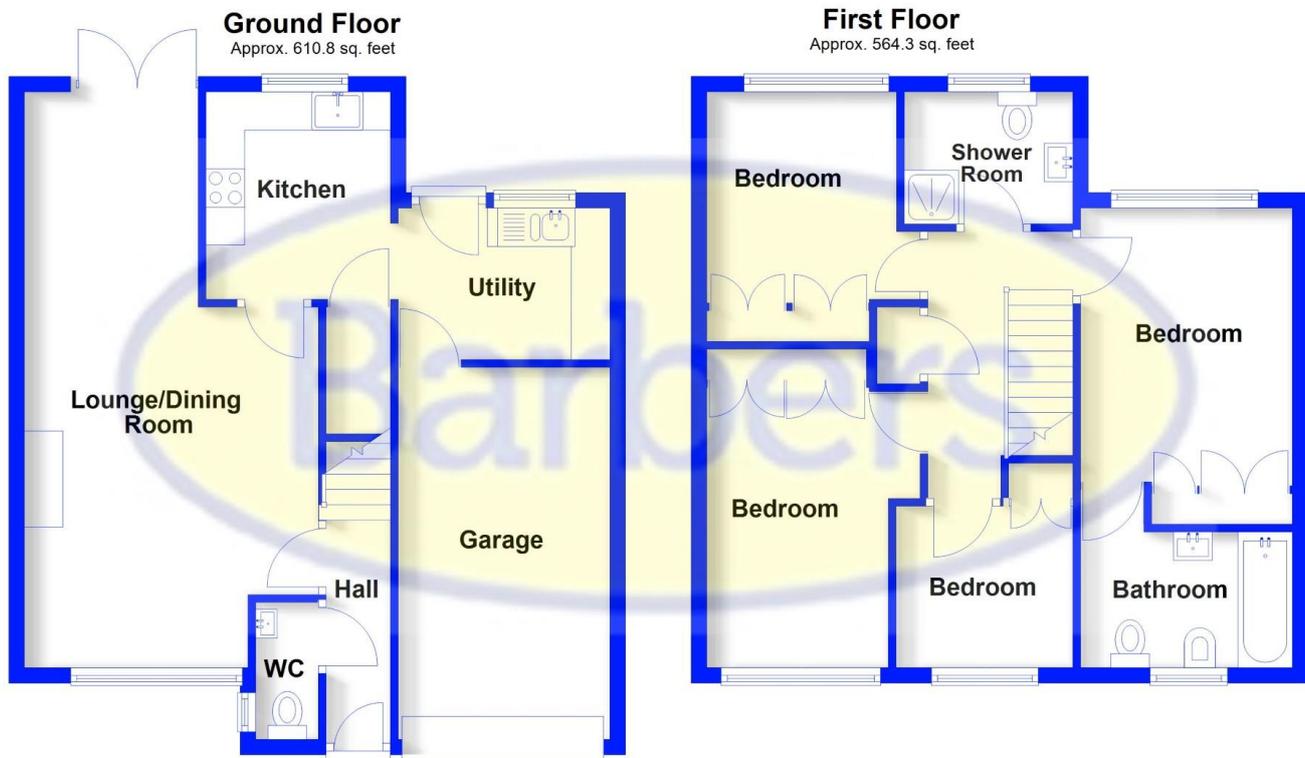
METHOD OF SALE

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), 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 (in the case of a buyer), directly to Movebutler, and is non-refundable.

WH380764625



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

LOUNGE

12' 4" x 24' 7" (3.76m x 7.49m)

KITCHEN

7' 9" x 8' 8" (2.36m x 2.64m)

UTILITY ROOM

8' 9" x 7' 0" (2.67m x 2.13m)

MASTER BEDROOM

8' 9" x 11' 7" (2.67m x 3.53m)

ENSUITE

9' x 5' 7" (2.74m x 1.7m)

BEDROOM 2

11' 4" x 9' 2" (3.45m x 2.79m)

BEDROOM 3

8' 1" x 8' 8" (2.46m x 2.64m)

BEDROOM 4

7' 5" x 6' 5" (2.26m x 1.96m)

FAMILY SHOWER ROOM

5' 6" x 7' 2" (1.68m x 2.18m)

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

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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.