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## 94 Smallbrook Road, Whitchurch, SY13 1BX

Offers in the Region of  
**£175,000**

This charming 3-bedroom end-of-terrace home in Whitchurch is set back from the road with a front garden, and features a spacious lounge with a gas fireplace, a bright kitchen/diner overlooking a terraced rear garden, a convenient downstairs WC, and a family bathroom upstairs—perfectly suited for comfortable family living close to local amenities.

# 94 Smallbrook Road, Whitchurch, SY13 1BX

## Overview

- Semi-Detached End Terrace House
- Three Bedrooms
- Spacious Lounge
- Bright Kitchen/Diner
- Downstairs WC
- Modern Family Bathroom
- Terraced Rear Garden
- NO UPWARD CHAIN
- EPC C
- Council Tax Band A



Situated in the desirable area of Whitchurch, this spacious end-of-terrace property offers a comfortable and practical layout, perfect for families, first-time buyers, or anyone looking for a well-maintained home in a convenient location. Set back from the road by a neat front garden, the property enjoys added privacy and curb appeal. Inside, the ground floor features a generously sized lounge with a cozy gas fireplace, ideal for relaxing evenings. To the rear, the bright and spacious kitchen/diner offers ample room for cooking, dining, and entertaining, with a large window overlooking the attractive rear garden. A convenient downstairs WC adds to the practicality of the layout. The rear garden is terraced and well thought out, featuring both a patio area and a lawn-perfect for outdoor dining or relaxing in the sun. Upstairs, the home offers three comfortable bedrooms along with a family bathroom that includes a bath with a shower over.

## 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 A. 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 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, the property is the last on the left before Thompson Drive.

#### 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

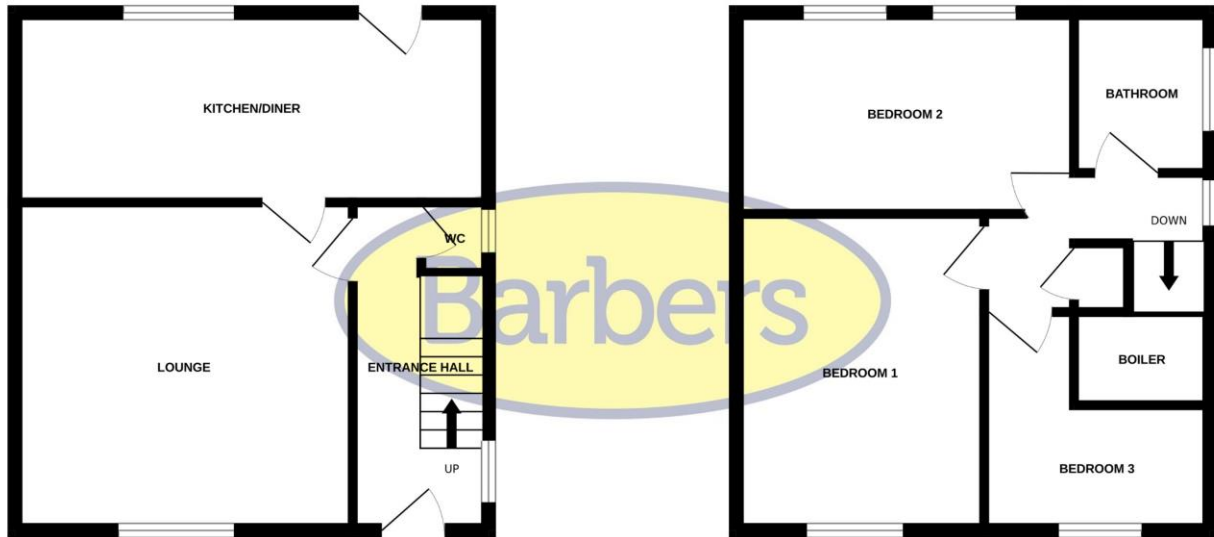
For Sale by Private Treaty.

#### 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  
WH377522622527625

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.  
Made with Metropix ©2025

#### LOUNGE

13' 5" x 13' (4.09m x 3.96m)

#### KITCHEN/DINER

18' 9" x 7' 6" (5.72m x 2.29m)

#### BEDROOM ONE

13' 6" x 9' 9" (4.11m x 2.97m)

#### BEDROOM TWO

13' 2" x 8' 4" (4.01m x 2.54m)

#### BEDROOM THREE

9' 5" x 8' 8" (2.87m x 2.64m)

#### BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m)

## 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.