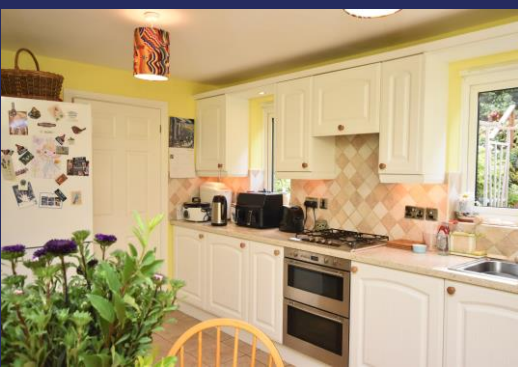




Helping *you* move



11 St. Alkmunds Meadows, Whitchurch, SY13 1GY

Situated in a quiet cul-de-sac near the centre of Whitchurch, this charming four-bedroom semi-detached home offers spacious modern living, a beautifully landscaped rear garden, and practical features including a garage, off-road parking, and an en-suite master bedroom.

Offers in the Region of
£250,000

11 St. Alkmunds Meadows, Whitchurch, SY13 1GY

Overview

- Semi Detached House
- Four Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Diner
- Separate Utility Room
- Master Bedroom With An Ensuite
- Front and Rear Gardens
- Off Road Parking and Single Garage.
- EPC C
- Council Tax Band D



Tucked away in a quiet cul-de-sac just a short stroll from the vibrant centre of Whitchurch, this well-presented semi-detached home offers spacious, modern living with the perfect blend of tranquillity and convenience. Step inside to a welcoming lounge featuring a cosy gas fireplace, ideal for relaxing evenings. The bright and contemporary open-plan kitchen/diner is the true heart of the home, with views over the rear garden and handy understairs storage. A separate utility room and a ground floor WC add practicality and ease to everyday life. Upstairs, you'll find four generously sized bedrooms, including a master suite complete with a well-appointed en-suite shower room. A modern family bathroom completes the upper level. Outside, enjoy a terraced and beautifully landscaped tiered rear garden with a patio area perfect for entertaining or unwinding in the sun. The property also benefits from a single garage, off-road parking, and an attractive front garden.

Location:

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre which also stands next to a brand new retirement development for over 55s looking to embrace retirement in the area. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



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. Gas Central Heating. Solar Panels. 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

Approaching into town from the London Road mini roundabout, take the second exit onto Bargates. Take the first right into St. Alkmunds Meadow and the property can be found 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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

AGENTS NOTE

We are advised that there is a tree on the grounds of the property are protected under Tree Preservation Orders. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

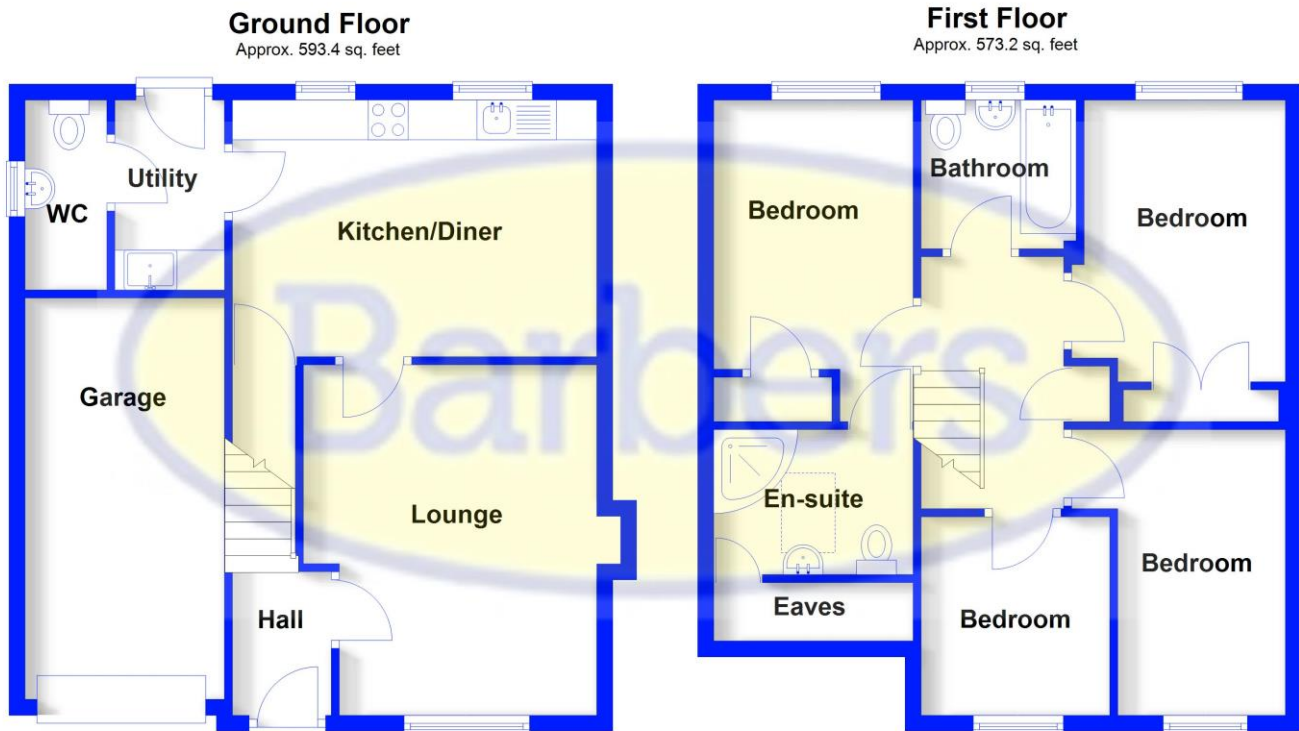
AGENTS NOTE

No Caravan or mobile home shall be kept on the said land without the written consent of the vendor provided that consent shall not be withheld is the caravan if adequately screened and left behind the building line.

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 Move butler, and is non-refundable.

WH36757050825



Plan produced by www.firstproperty-services.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

14' 5" x 11' 8" (4.39m x 3.56m)

KITCHEN/DINER

14' 8" x 10' 5" (4.47m x 3.18m)

UTILITY ROOM

7' 5" x 4' 4" (2.26m x 1.32m)

MASTER BEDROOM

11' x 8' 2" (3.35m x 2.49m)

ENSUITE

8' 2" x 6' (2.49m x 1.83m)

BEDROOM TWO

11' 3" x 8' 4" (3.43m x 2.54m)

BEDROOM THREE

11' 9" x 7' (3.58m x 2.13m)

BEDROOM FOUR

8' 3" x 7' 6" (2.51m x 2.29m)

BATHROOM

6' 4" x 6' (1.93m x 1.83m)

SINGLE GARAGE

17' x 8' 4" (5.18m x 2.54m)

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



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.