



17 Church Meadows, Whitchurch, SY13 1PY

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This spacious four-bedroom bungalow in Whitchurch, Shropshire features a generous lounge with countryside views, separate dining room and kitchen, a cosy sitting room with patio doors to the garden, a master bedroom with en-suite, a family bathroom, large front and rear gardens, double garage, and expansive driveway, all set on a substantial plot in a peaceful rural location.

- Detached Bungalow
- Four Bedrooms
- Spacious Lounge
- Kitchen With Fitted Appliances

- Separate Utility Room
- Double Garage
- Front and Rear Gardens
- EPC B, Council Tax Band E





Nestled on a generous plot in the charming market town of Whitchurch, this impressive four-bedroom bungalow offers an abundance of living space, peaceful surroundings, and delightful views of the countryside. Step into a welcoming front porch leading to a spacious entrance hall. To the right, you'll find a large lounge featuring a bay window that frames sweeping views of the surrounding fields, perfect for relaxing or entertaining. A separate dining room offers a dedicated space for hosting meals or gatherings, while the nearby kitchen is well-equipped with integrated appliances and enjoys views over the rear garden. A separate utility room provides convenient access to the garden and is accompanied by a guest WC. At the rear of the property, a cosy







sitting room with patio doors opens directly onto the garden, creating an ideal indoor-outdoor connection for sunny days or serene evenings. The bungalow boasts four comfortable bedrooms, including a generous master with en-suite facilities. A stylish family bathroom serves the remaining bedrooms. Outside, the home enjoys a large front garden and an equally spacious rear garden, ideal for families, gardening enthusiasts, or simply soaking up the sun. A double garage and expansive driveway provide ample parking and storage.



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## 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 pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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.

## 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.

## DIRECTIONS

Turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury, continue along until on the left hand side is a turning into Church Meadows. Turn left and bear round to the left, continue along and the elevated property will be found on the left.

## LOCAL AUTHORITY

Council tax band E .Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.  
Tel: 0345 678 9002

## VIEWING ARRANGEMENTS

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

## ENERGY PERFORMANCE

EPC B.

## 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.

## METHOD OF SALE

For Sale by Private Treaty.

WH3849824725



## FRONT PORCH

7' 6" x 5' 1" (2.29m x 1.55m)

## LOUNGE

16' 8" x 18' 9" (5.08m x 5.72m)(into bay window)

## DINING ROOM

14' 5" x 13' 7" (4.39m x 4.14m)

## KITCHEN

13' 2" x 10' 7" (4.01m x 3.23m)

## UTILITY ROOM

12' 3" x 7' 5" (3.73m x 2.26m)

## SITTING ROOM

17' x 12' 10" (5.18m x 3.91m)

## MASTER BEDROOM

17' x 14' 5" (5.18m x 4.39m)(max into bay window)

## ENSUITE

9' x 5' 8" (2.74m x 1.73m)

## BEDROOM TWO

11' 7" x 10' 9" (3.53m x 3.28m)

## BEDROOM THREE

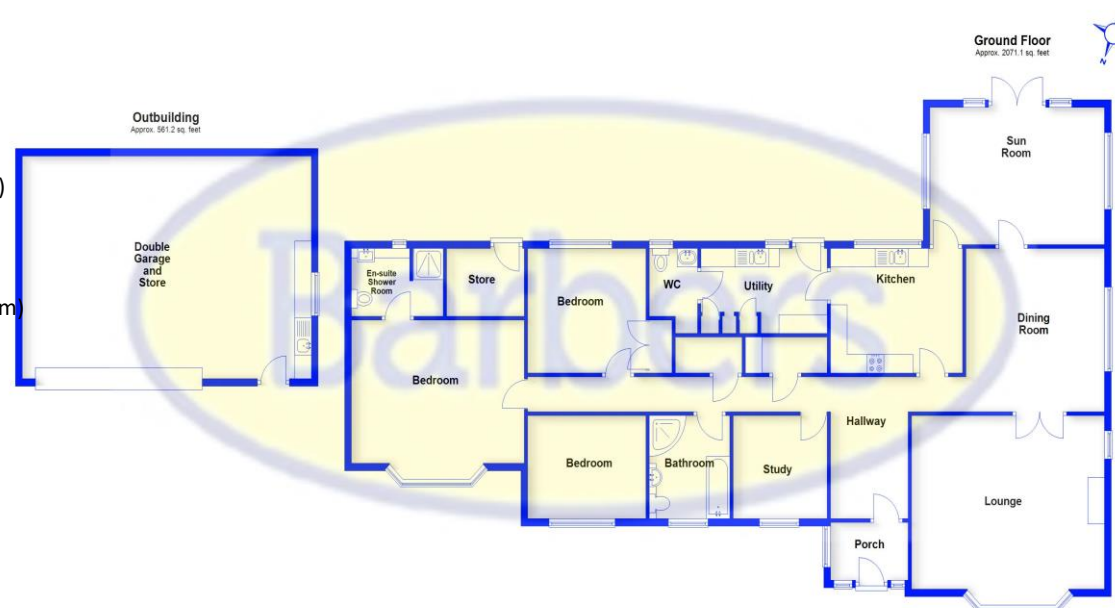
11' 6" x 9' (3.51m x 2.74m)

## BEDROOM FOUR

9' 2" x 8' 9" (2.79m x 2.67m)

## DOUBLE GARAGE

28' 3" x 19' 7" (8.61m x 5.97m)



Total area: approx. 2632.3 sq. feet

Plan produced by www.firstproperties.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.

**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 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.



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