



7 The Brambles, Whitchurch, SY13 1FE

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A modern and well-presented four-bedroom detached home in Whitchurch, Shropshire, featuring a spacious lounge, stylish kitchen/diner with integrated appliances and patio doors to the garden, utility room, downstairs WC, master bedroom with en-suite and built-in wardrobes, family bathroom, rear garden with patio area, and off-road parking.

- Modern Detached House
- Four Spacious Bedrooms
- Open Plan Kitchen/Diner
- Separate Utility Room
- Downstairs WC
- Generous Lounge
- Single Garage, Off Road Parking
- EPC B, Council Tax Band E



Situated in a sought-after location in Whitchurch, Shropshire, this well-presented and modern four-bedroom detached house offers spacious and versatile living, ideal for families or those seeking a contemporary home with stylish finishes and practical features. Upon entering, you are welcomed by a bright entrance hallway. To the left, a generous lounge with a charming bay window provides a comfortable space to relax, while double doors lead through to the heart of the home, a stunning open-plan kitchen/diner. The kitchen boasts sleek, modern units, integrated appliances, and ample space for a dining table and chairs. Patio doors open out onto the rear garden, creating a wonderful flow for indoor-outdoor living and entertaining. Off the kitchen, a separate utility room offers additional storage, space for a washer and dryer, and access to both the garden and a convenient downstairs WC. Upstairs, the property offers four





well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom. Externally, the rear garden features a patio area perfect for outdoor seating and entertaining, while to the front there is off-road parking. This fantastic home combines modern comfort with thoughtful design, all set within a desirable residential area close to local amenities, schools, and transport links.



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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.

MANAGEMENT COMPANY

This property has an annual management fee of £200.43 and an additional sinking fund fee of £78, the management company is Paramount Estate Management Ltd. This will be confirmed by the solicitors during Pre-Contract enquiries.

SERVICES

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

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

From Whitchurch town centre travel into Chester Road and the turning to The Firs will be found on the left hand side, continue through The Firs taking the second left hand turn. Drive to the end of the cul de sac and turn right into The Brambles where the property can be found at the bottom to the left.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

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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LOUNGE

14' 7" x 11' 3" (4.44m x 3.43m)

KITCHEN/DINER

21' 6" x 9' 8" (6.55m x 2.95m)

UTILITY ROOM

7' 4" x 4' 7" (2.24m x 1.4m)

MASTER BEDROOM

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

ENSUITE

9' 3" x 5' 8" (2.82m x 1.73m)

BEDROOM TWO

11' 2" x 8' 5" (3.4m x 2.57m)

BEDROOM THREE

10' 7" x 8' 8" (3.23m x 2.64m)

BEDROOM FOUR

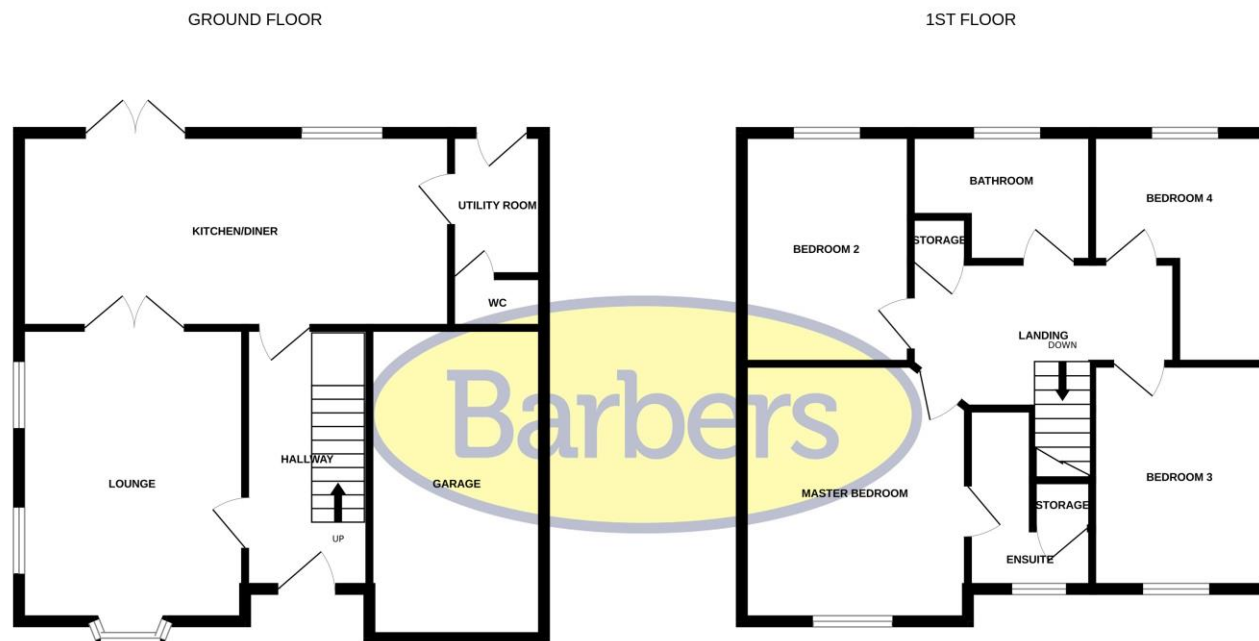
11' 7" x 9' (3.53m x 2.74m)(max)

FAMILY BATHROOM

8' 5" x 6' 2" (2.57m x 1.88m)

GARAGE

15' 8" x 8' 8" (4.78m x 2.64m)



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.
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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 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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