



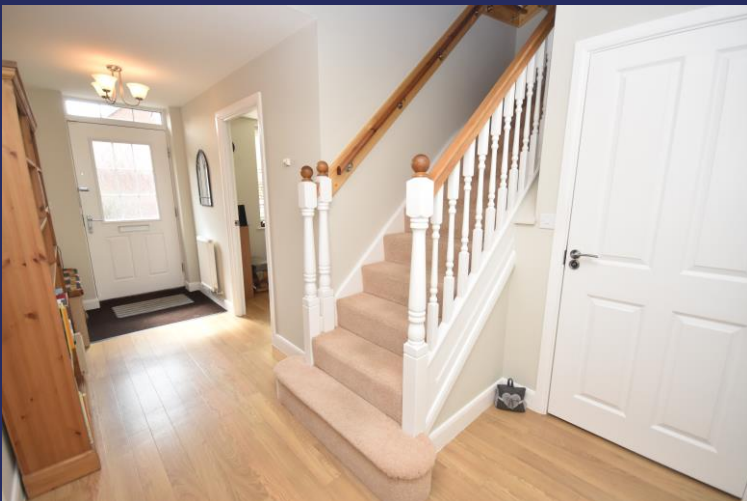
8 The Squirrels, Whitchurch, SY13 4JU

Helping *you* move



8 The Squirrels, Whitchurch, SY13 4JU

Offers In Region Of £375,000



A superb modern four bedroom detached home with driveway, single garage and beautifully maintained established gardens, situated in a sought after area of Whitchurch and within walking distance of the town centre and local schools.

- Modern Four Bedroom Detached Property
- Sleek Open-Plan Kitchen/Diner
- Spacious Lounge with bay window
- Master Ensuite and Modern Family Bathroom
- Beautifully Maintained Gardens
- Off Road Parking and Single Garage
- Within Walking Distance of Town Centre and Local Schools
- EPC B, Council Tax Band E



Set within one of Whitchurch's most desirable neighbourhoods, this beautifully presented four-bedroom detached home offers the perfect blend of space, style, and comfort – an ideal setting for modern family life. Thoughtfully designed and impeccably maintained, the property boasts generous living areas, off-road parking, a single garage, and a stunning mature garden that's been lovingly landscaped to create a peaceful outdoor retreat. Inside, the home unfolds with a welcoming Entrance Hall, leading to a convenient Cloakroom and a separate Study – perfect for working from home in peace and privacy. The bright and inviting Lounge features a charming bay window that floods the space with natural light, creating a relaxing atmosphere for everyday living. At the heart of the home lies the impressive open-plan Kitchen/Dining/Family Room. Bathed in light from large windows and patio doors, this versatile space is ideal for both family time and entertaining. The kitchen is sleek and contemporary, offering quality appliances, ample storage, and elegant finishes throughout. Upstairs, you'll find four generously sized Bedrooms, including a stylish Principal Bedroom complete with built-in wardrobes and a modern En-Suite Shower Room. A spacious Family Bathroom serves the remaining bedrooms and features both a full-sized bath and a large walk-in shower. Outside, the rear garden is beautifully landscaped with a paved patio ideal for outdoor dining, a neatly maintained lawn, and well-stocked borders filled with mature plants and shrubs. A peaceful seating area and greenhouse add charm and practicality, making this a perfect outdoor retreat. This exceptional home offers space, versatility, and a wonderful lifestyle opportunity in a prime Whitchurch location.





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.



Barbers

Helping *you* move

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

We are advised by the vendors that there is management company set up and the service charge is currently £256 per annum to cover upkeep of the communal areas. 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.

DIRECTIONS

From the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into The Squirrels and the property can be found the property can be found after a short distance on the left hand side after passing Badger Crescent.

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 B. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 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.

WH381085681025



KITCHEN/DINER/FAMILY ROOM
20' 1" x 15' 5" (6.12m x 4.7m)

UTILITY ROOM
9' 0" x 5' 1" (2.74m x 1.55m)

LOUNGE
19' x 12' 2" (5.79m x 3.71m) max

STUDY
7' 6" x 9' 4" (2.29m x 2.84m)

MASTER BEDROOM
13' x 12' 1" (3.96m x 3.68m)

ENSUITE
4' 8" x 4' 4" (1.42m x 1.32m)

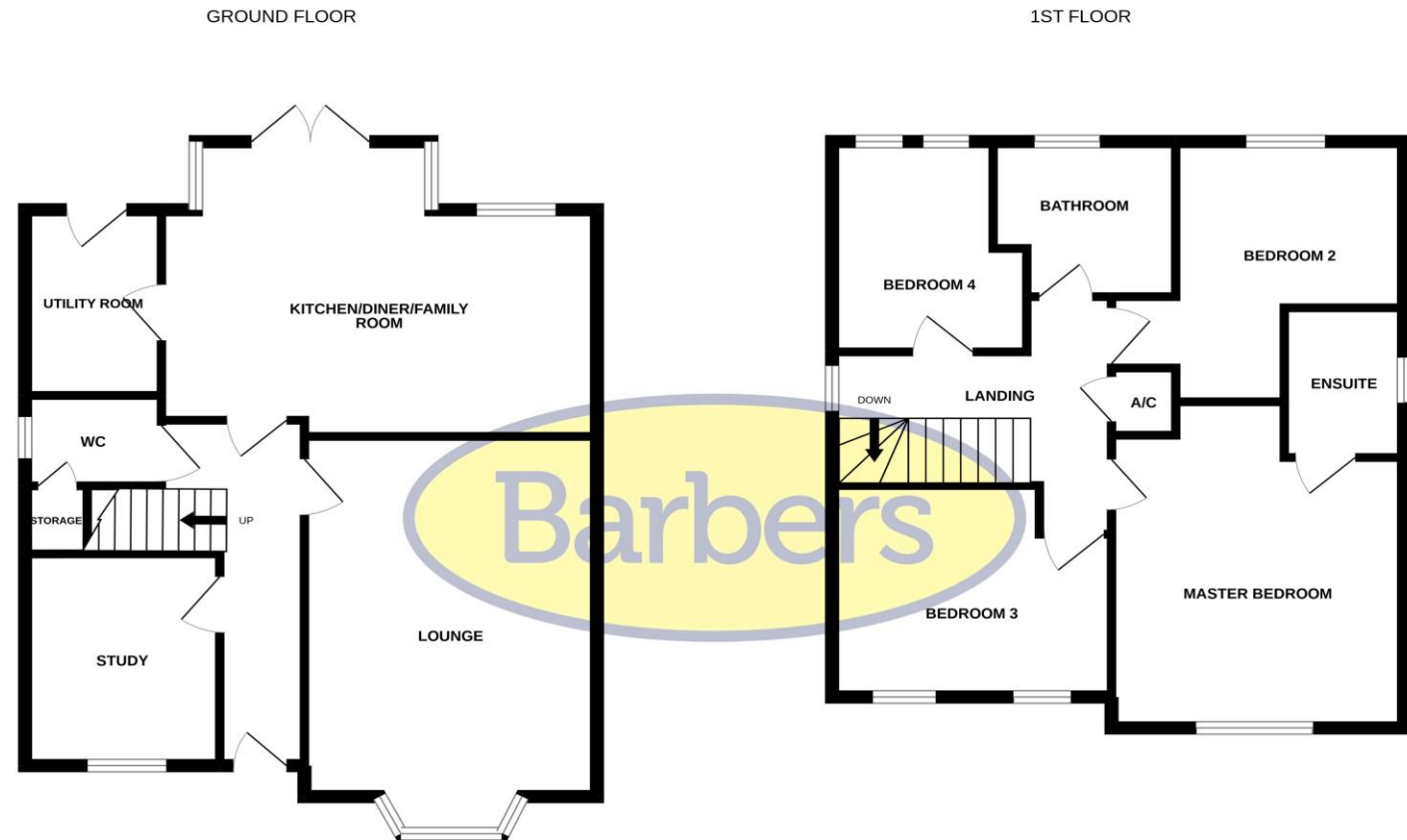
BEDROOM 2
10' 1" x 14' 4" (3.07m x 4.37m)

BEDROOM 3
9' 5" x 13' 5" (2.87m x 4.09m)

BEDROOM 4
9' 7" x 10' 2" (2.92m x 3.1m)

FAMILY BATHROOM
7' 5" x 8' 7" (2.26m x 2.62m)

GARAGE
16' 9" x 9' (5.11m x 2.74m)



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 ©2022



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH