



4 Mainwaring Drive, Whitchurch, SY13 1FF

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Offers In The Region Of £415,000



This beautifully presented four-bedroom detached home in a quiet Whitchurch cul-de-sac offers spacious, stylish, and versatile living with a light-filled lounge, sleek kitchen/diner, private garden, ensuite master, generous parking, and a powered craft shed overlooking open fields, perfect for modern family life in a tranquil yet convenient setting.

- Modern Detached Four Bedroom House
- Spacious Kitchen/Diner
- Lounge With A Bay Window
- Cosy Snug

- Separate Utility Room
- Master Bedroom With An Ensuite
- Plenty of Off Road Parking, A Single Garage
- EPC B, Council Tax Band E



Tucked away in a peaceful cul-de-sac in the highly desirable town of Whitchurch, Shropshire, this beautifully presented four-bedroom detached home offers an ideal combination of comfort, style, and practicality, perfect for modern family living. Upon entering the property, you are greeted by a welcoming hallway that leads to a versatile snug on the left. To the right, the spacious lounge features a charming bay window that floods the room with natural light, creating a warm and inviting atmosphere. At the rear of the house, the heart of the home awaits: a sleek, contemporary kitchen and dining area designed for everyday living and social gatherings. Patio doors open directly onto the garden, seamlessly blending indoor and outdoor spaces. Adjacent to the kitchen, a separate utility room provides practical space for laundry and includes direct access to the garden. The ground floor also benefits from a convenient





downstairs WC and useful under-stairs storage. Upstairs, the master bedroom offers a stylish ensuite shower room, providing a private sanctuary. The second bedroom includes built-in wardrobes and generous space, while the third bedroom is well-sized and suitable for a double bed or a spacious home office. The fourth bedroom is currently used as a dressing room and also features built-in wardrobes, offering flexibility to suit your lifestyle. A modern family bathroom with a bath and overhead shower completes the upper floor. Outside, the property boasts generous off-road parking, a single garage, and a private rear garden with a patio seating area, ideal for summer barbecues or quiet evenings. Behind the garage, a well-equipped shed with lighting and power overlooks open fields and is currently used as a craft room, providing a peaceful and inspiring space for hobbies or creative pursuits.



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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.

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.

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 our office proceed up High Street onto Church Street and take the second exit on the roundabout onto Bargates. At the next roundabout take the second exit onto Tarporley Road and Mainwaring Drive can be found at the end of the road on 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

15' 4" x 10' 5" (4.67m x 3.18m)(into bay window)

SNUG

13' 4" x 8' 5" (4.06m x 2.57m)

KITCHEN/DINER

20' x 9' 5" (6.1m x 2.87m)

UTILITY ROOM

6' x 5' 9" (1.83m x 1.75m)

MASTER BEDROOM

13' 7" x 10' 5" (4.14m x 3.18m)

ENSUITE

7' 9" x 6' (2.36m x 1.83m)(MAX)

BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m)(max)

BEDROOM THREE

11' 9" x 8' 5" (3.58m x 2.57m)

BEDROOM FOUR

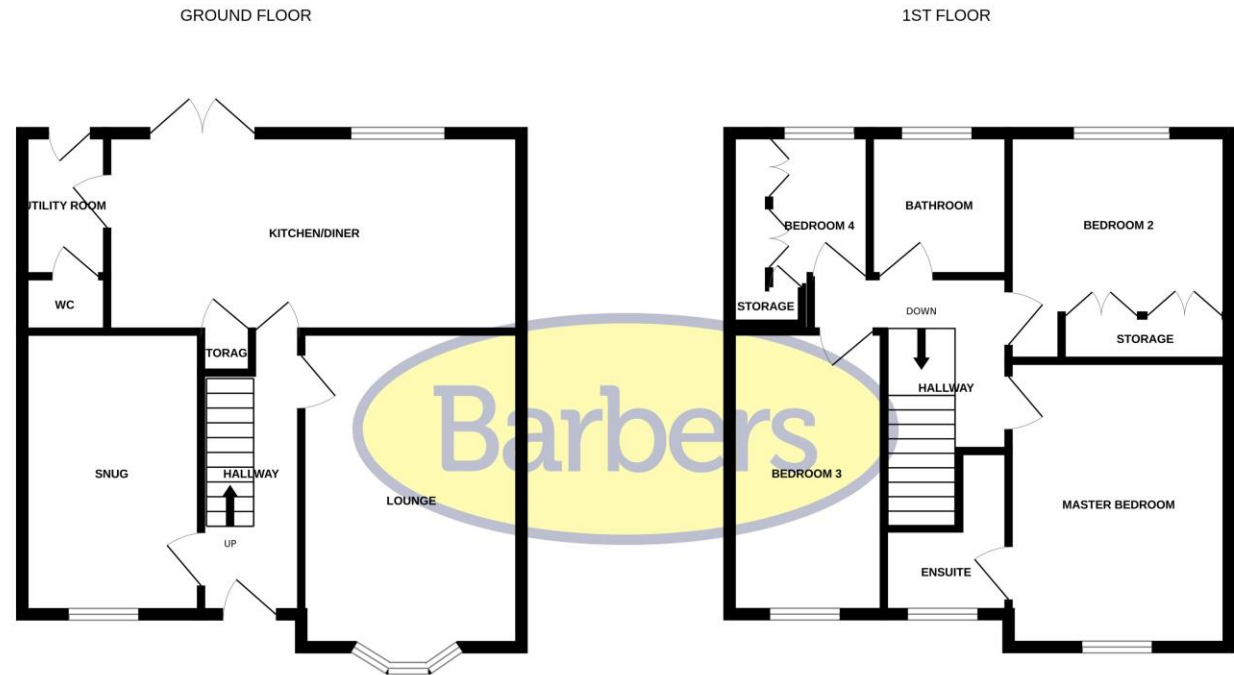
9' 2" x 6' 4" (2.79m x 1.93m)(max)

BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m)

GARAGE

19' 7" x 10' 1" (5.97m x 3.07m)



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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