



78 Beech Avenue, Whitchurch, SY13 1UE

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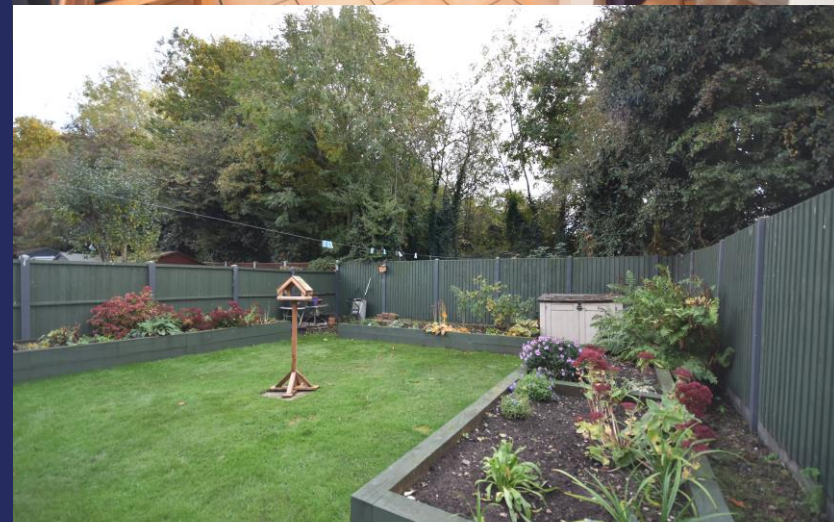
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Freehold £325,000



This spacious four-bedroom detached home in a desirable Whitchurch neighbourhood features a bay-windowed dining room, a well-equipped kitchen with utility area, a generous lounge with patio doors to the rear garden, a downstairs WC, a light-filled master bedroom with built-in wardrobes and en-suite shower room, a modern family bathroom, front and rear gardens with courtyard and lawn, plus a single garage and off-road parking.

- Detached Four Bedroom House
- Well Equipped Kitchen With Utility Room
- Separate Dining Room
- Spacious Lounge
- Master Bedroom With An Ensuite
- Front and Rear Gardens
- Off Road Parking
- EPC tbc, Council Tax Band C



Nestled in a sought-after residential area of Whitchurch, Shropshire, this well-presented four-bedroom detached home offers generous living space and a welcoming atmosphere, perfect for families or those seeking room to grow. Upon entering, you're greeted by a bright dining room to the right, featuring a charming bay window that fills the space with natural light. To the rear, a well-equipped kitchen overlooks the garden and includes an adjoining utility area for added convenience. The spacious lounge is ideal for relaxing or entertaining, with patio doors leading directly to the rear garden. A downstairs WC completes the ground





floor layout. Upstairs, the property boasts four bedrooms, including a light-filled master suite with three windows, built-in wardrobes, and a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Outside, the front and rear gardens offer a mix of greenery and functionality. The rear garden features a delightful courtyard seating area and a lawn, perfect for summer gatherings or quiet evenings. Additional benefits include a single garage and off-road parking.



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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. 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 the centre of Whitchurch travel into Mill Street and into Highgate Corner, turn left into Rosemary Lane and then take the right hand turning into Alkington Road. Proceed along Alkington Road and take the left hand turning into Saddlers Walk, 78 Beech Avenue will be found on the right hand side. Alternatively the property can be approached from Queensway.

LOCAL AUTHORITY

Council Tax Band C. Council tax enquiries, Revenues & Benefit, 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

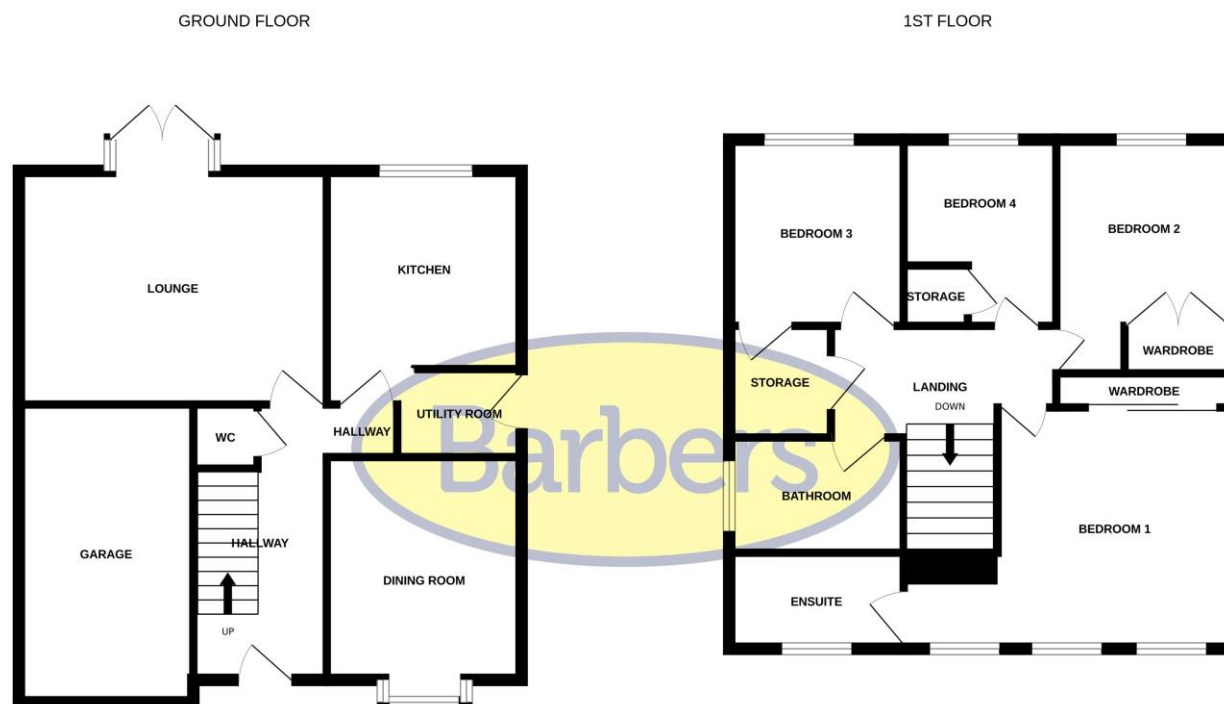
For sale by Private Treaty.

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), 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 (in the case of a buyer), directly to Movebutler, and is non-refundable.

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KITCHEN	BEDROOM FOUR
9' 2" x 8' 8" (2.79m x 2.64m)	9' 4" x 7' (2.84m x 2.13m)
UTILITY ROOM	BATHROOM
6' 5" x 5' 3" (1.96m x 1.6m)	8' 4" x 5' 4" (2.54m x 1.63m)
DINING ROOM	SINGLE GARAGE
10' x 9' 3" (3.05m x 2.82m)(min)	16' 2" x 8' 3" (4.93m x 2.51m)
LOUNGE	
11' 3" x 14' 7" (3.43m x 4.44m)(min)	
BEDROOM ONE	
15' 5" x 10' 9" (4.7m x 3.28m)(max)	
ENSUITE	
6' x 4' 4" (1.83m x 1.32m)	
BEDROOM TWO	
12' 3" x 8' 4" (3.73m x 2.54m)(max)	
BEDROOM THREE	
9' 3" x 8' 4" (2.82m x 2.54m)	



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
 34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
 Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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