



17 Chemistry, Whitchurch, SY13 1BZ

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Offers In Region Of £385,000



- Fabulous two bedroom detached bungalow
- Beautifully renovated by current owners
- Close to the Shropshire Union Canal
- Spacious driveway and two single garages

- Low-maintenance landscaped garden
- Open-plan kitchen/diner leading to cosy lounge
- Master bedroom with bi-fold doors to garden
- NO UPWARD CHAIN



Offered for sale with no upward chain, this fabulous two-bedroom detached bungalow has been thoughtfully and tastefully renovated by the current owners to create a stylish, comfortable home that perfectly balances modern living with a peaceful setting. Enjoying an enviable edge-of-town location, the property is nestled close to the Shropshire Union Canal, offering scenic walks and a tranquil environment, while remaining within easy walking distance of the town centre and its range of local shops, cafés, and amenities. Occupying a generous corner plot, the bungalow enjoys excellent outdoor space. The low-maintenance landscaped gardens feature a combination of attractive paved and gravelled seating areas-ideal for relaxing or entertaining-as well as a vegetable garden with raised beds to the side. A spacious driveway provides ample parking and leads to two single garages, offering flexibility for vehicle storage, a workshop, or hobby space. Inside, the home has been designed with comfort and flow in mind. The welcoming entrance hall leads through to a superb open-plan kitchen/dining area, fitted with a range of modern units and integrated appliances. This bright, sociable space opens into a cosy lounge featuring a charming Clearview log burner, creating a warm and inviting atmosphere throughout the colder months.



A delightful conservatory extends the living space further, enjoying views over the rear garden and providing direct access to the patio-perfect for morning coffee or evening relaxation. A useful rear porch connects the house to the garage, adding practicality and convenience for day-to-day living. There are two generous double bedrooms including the master bedroom with elegant bi-fold doors that open directly onto the garden, seamlessly blending indoor and outdoor living. Completing the interior is a modern family bathroom, finished to a high standard with contemporary fittings and a clean, stylish design.

With its combination of modern comfort, tasteful décor, and a superb location, this detached bungalow offers an exceptional opportunity for buyers seeking a ready-to-move-into home on the edge of town.



Barbers

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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 the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, gas, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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.

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

HOW TO FIND THIS PROPERTY

From Whitchurch High Street proceed to the mini roundabout by the Church and turn left, continue to the next mini roundabout into Sherrymill Hill, which leads to Smallbrook Road. Continue on this road past the junction for Thompson Drive and into Chemistry, continue on and the property can be found after a short distance on the left hand side.

ENERGY PERFORMANCE

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

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.

WH39151 51125



KITCHEN/DINER

21' 7" x 11' 8" (6.58m x 3.56m)

LOUNGE

16' 0" x 11' 0" (4.88m x 3.35m)

CONSERVATORY

20' 5" x 7' 3" (6.22m x 2.21m)

BEDROOM ONE

18' 4" x 10' 8" (5.59m x 3.25m)

BEDROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m)

FAMILY BATHROOM

10' 8" x 7' 2" (3.25m x 2.18m)

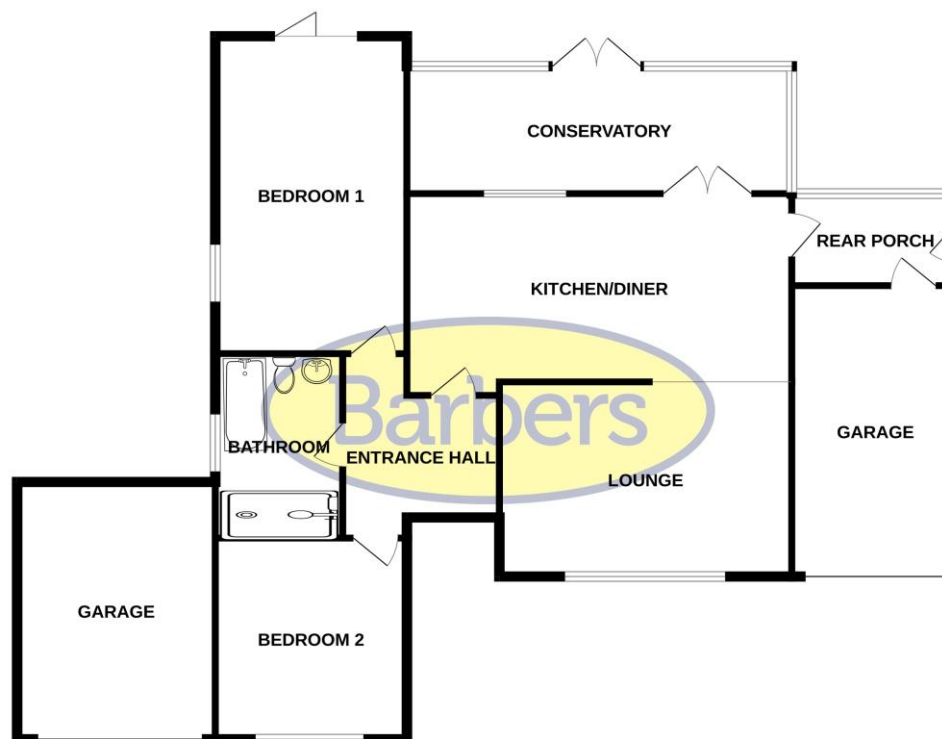
GARAGE ONE

16' 2" x 9' 1" (4.93m x 2.77m)

GARAGE TWO

14' 3" x 11' 8" (4.34m x 3.56m)

GROUND FLOOR



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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WHITCHURCH
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