



Helping *you* move



22 Mare Close, Whitchurch, SY13 1UQ

This well-presented mid-terrace four-bedroom home in Whitchurch offers modern living with a kitchen/diner, rear lounge opening to a garden with a pergola and lawn, three first-floor bedrooms and family bathroom, and a top-floor master with en-suite, plus allocated parking and a garage.

Offers in the Region of
£250,000

22 Mare Close, Whitchurch, SY13 1UQ

Overview

- Well Presented Mid Terrace House
- Four Bedrooms
- Open Plan Modern Kitchen/Diner
- Spacious Lounge
- Master Bedroom With An Ensuite
- Rear Garden With A Large Pergola
- Single Garage
- Allocated Parking Space
- EPC tbc
- Council Tax Band C



Situated within walking distance of the charming market town of Whitchurch, Shropshire, this well-presented mid-terrace four-bedroom home offers modern living across three spacious floors. The property benefits from one allocated parking space and a garage, providing excellent convenience. Upon entering, you'll find a stylish modern kitchen/diner to the left, complete with built-in appliances and a bay window that fills the space with natural light. To the rear, a generously sized lounge provides a comfortable living area, featuring patio doors that open directly onto the garden, perfect for relaxing or entertaining. The rear garden offers a welcoming outdoor space, including a dedicated seating area with a large pergola for covered enjoyment, as well as a lawn area ideal for families, outdoor dining, or simply unwinding. The first floor hosts three well-proportioned bedrooms along with a contemporary family bathroom. The entire second floor is dedicated to an impressive master bedroom, offering plenty of built-in storage and a sleek, modern en-suite bathroom. This well-located home offers plenty of space, modern finishes, and a convenient position, ideal for families or anyone looking to enjoy all that Whitchurch has to offer.

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. 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

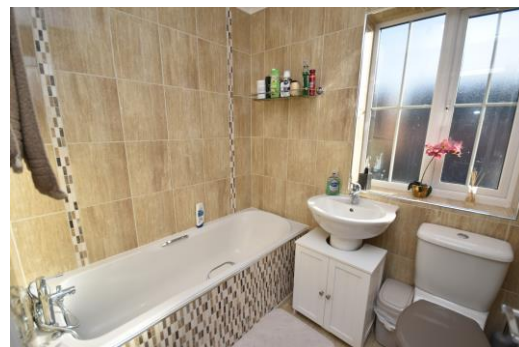
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band C. 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/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From the town centre travel into Mill Street and Highgate, take the turning into Liverpool Road and continue until you reach the right hand turn for Mare Close, bear left and the property can be found on the right hand side.

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

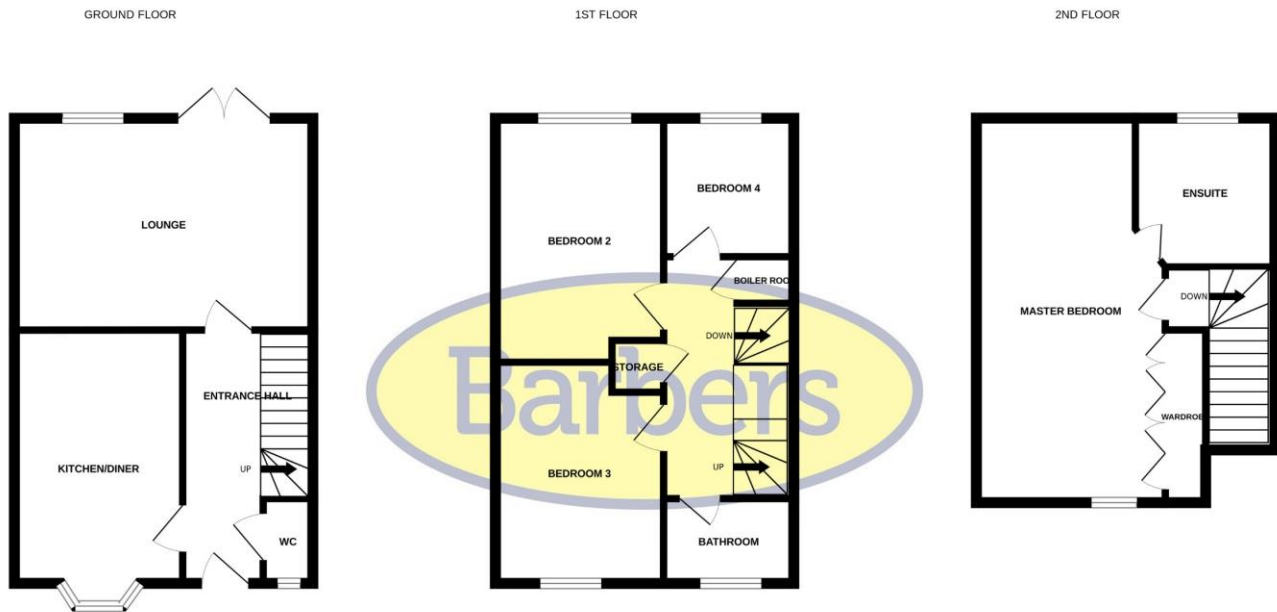
METHOD OF SALE

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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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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KITCHEN/DINER

13' 8" x 9' 1" (4.17m x 2.77m)

LOUNGE

16' 1" x 11' 5" (4.9m x 3.48m)

MASTER BEDROOM

20' 8" x 12' 5" (6.3m x 3.78m)

ENSUITE

8' x 7' 8" (2.44m x 2.34m)

BEDROOM TWO

13' 1" x 9' 2" (3.99m x 2.79m)

BEDROOM THREE

10' 5" x 9' 2" (3.18m x 2.79m)

BEDROOM FOUR

7' 5" x 6' 6" (2.26m x 1.98m)

BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m)

GARAGE

16' 4" x 7' 9" (4.98m x 2.36m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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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 purposes 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.