



54 Alport Road, Whitchurch, SY13 1NR

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Offers in region of £375,000



- Three bedroom detached bungalow
- Sought-after location near Hill Valley Golf Course
- Walking distance to Whitchurch town centre
- Spacious lounge and kitchen/breakfast room

- Attractive front and rear gardens
- Driveway and double garage
- No Upward Chain
- EPC C, Council Tax Band E



Situated in a highly sought-after residential area on the fringe of Whitchurch, this three-bedroom detached bungalow offers an excellent opportunity for those seeking a well-positioned home with great potential. Ideally located close to Hill Valley Golf Course and within easy walking distance of the town centre, the property combines convenience with a peaceful setting. Offered with no upward chain, it presents a rare chance for buyers looking to modernise a property to their own taste. The bungalow provides well-planned accommodation arranged over one level. The welcoming entrance hall leads through to a spacious and naturally bright lounge, offering ample room for furniture. The kitchen/breakfast room provides a practical space with scope for refurbishment to create a modern space if desired. There are three well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or hobby room. The property also features a family bathroom, an additional WC, and a conservatory overlooking the rear garden-an ideal spot for relaxing or enjoying views of the outdoor space throughout the seasons.

Outside, the property boasts attractive and well-maintained gardens to both the front and rear. The rear garden features a pleasant mix of lawn, paved seating areas and gravelled sections, offering plenty of space for relaxation and outdoor dining. To the front, a neat lawn sits alongside a driveway providing off-road parking leading to a double garage.



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 and 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.



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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. Gas Central Heating. UPVC Double Glazing. 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.

LOCAL AUTHORITY

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

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

DIRECTIONS

Turn towards the Community Hospital/ Wirswall/Marbury off Brownlow Street onto Claypit Street/Alport Road. Continue on and the property can be found on the left hand side shortly after the turning for Clayton Drive.

VIEWING ARRANGEMENTS

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AGENTS NOTE

Please note that a member of staff at Barbers has a family connection with the sale.

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

23' 1" x 12' 6" (7.04m x 3.81m)

KITCHEN/BREAKFAST ROOM

13' 5" x 10' 3" (4.09m x 3.12m)

CONSERVATORY

13' 6" x 8' 9" (4.11m x 2.67m)

BEDROOM ONE

11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM TWO

10' 7" x 9' 9" (3.23m x 2.97m)

BEDROOM THREE

10' 5" x 7' 6" (3.18m x 2.29m)

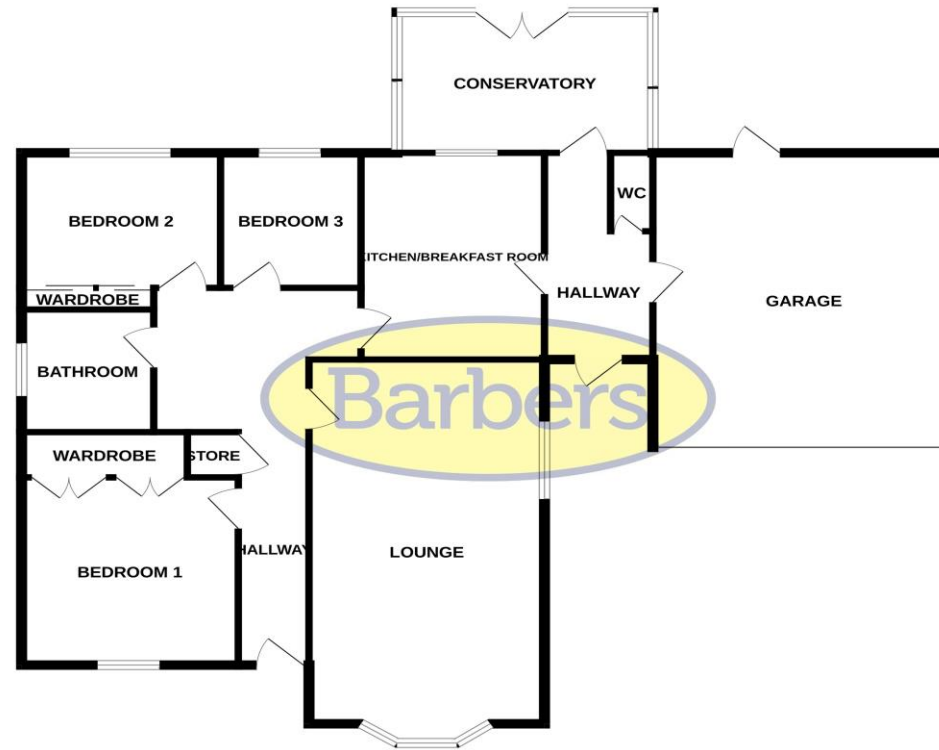
BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m)

DOUBLE GARAGE

18' 4" x 16' 0" (5.59m x 4.88m)

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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