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## 10 The Croft, Whitchurch, SY13 1FG

This modern three-bedroom home in a quiet Whitchurch development offers a contemporary kitchen diner, spacious lounge leading to a bright conservatory, master ensuite, family bathroom, private rear garden with patio, and a side driveway for two vehicles, all within walking distance of the town centre and local amenities.

Offers in the Region of

**£325,000**



# 10 The Croft, Whitchurch, SY13 1FG

## Overview

- Detached Three Bedroom House
- Modern Kitchen/Diner
- Spacious Lounge
- Bright Conservatory
- Master Bedroom With An Ensuite
- Well Appointed Family Bathroom
- Rear Garden With Patio Area
- Off Road Parking
- EPC B
- Council Tax Band C



This stylish three-bedroom home is set within a peaceful residential development in Whitchurch, just a short walk from the town centre and its wide range of amenities. Designed with modern living in mind, the property features a smart interior and a practical layout, making it an excellent choice for families or professionals. On entering, the contemporary kitchen diner is located to the left, fitted with sleek units and offering plenty of space for cooking and entertaining. To the right, a useful downstairs cloakroom adds everyday convenience. The hallway leads directly into a spacious lounge, which flows through patio doors into a bright conservatory. Currently arranged as a dining area, this extension creates a seamless connection between indoor and outdoor living. Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The master bedroom benefits from a stylish ensuite shower room, while the remaining bedrooms are served by a modern family bathroom complete with bath and overhead shower. Externally, the rear garden is accessed via the conservatory and includes a private patio, ideal for outdoor seating and relaxation. The property also benefits from a driveway with space for two vehicles, positioned to the side of the house. Combining contemporary design with a sought-after location, this property delivers the perfect balance of style, practicality, and convenience.

## 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.

#### MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is approximately £166.58 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

#### 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From the town, take and continue along Wrexham Road. Continue on past the turnings for Thompson Drive and Belton Road, proceed and the entrance top The Croft can be found on the left hand side. Follow the road round and the property can be found after a short distance 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 B. The full energy performance certificate (EPC) is available for this property upon request.

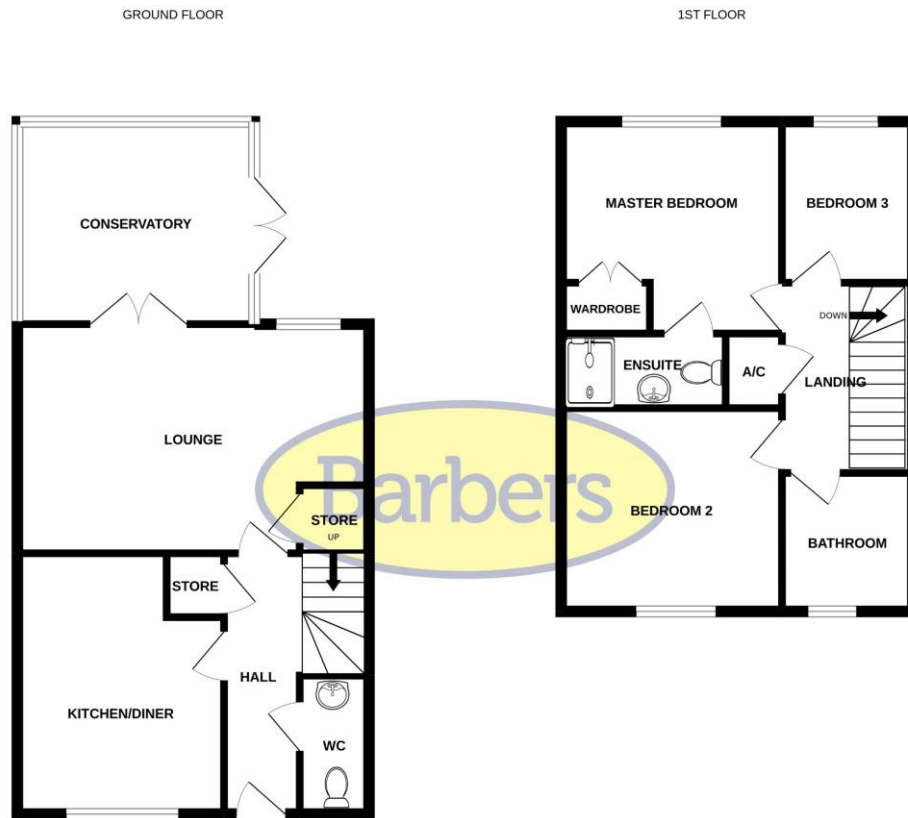
#### METHOD OF SALE

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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**LOUNGE**  
18' 0" x 011' 9" (5.49m x 3.58m)

**KITCHEN/DINING**  
13' 4" x 10' 6" (4.06m x 3.2m)

**CONSERVATORY**  
12' 3" x 10' 7" (3.73m x 3.23m)

**MASTER BEDROOM**  
12' 3" x 10' 7" (3.73m x 3.23m)

**EN SUITE**  
8' 6" x 4' 1" (2.59m x 1.24m)

**BEDROOM TWO**  
10' 8" x 10' 1" (3.25m x 3.07m)

**BEDROOM THREE**  
9' x 6' 7" (2.74m x 2.01m)

**FAMILY BATHROOM**  
6' 8" x 6' 7" (2.03m x 2.01m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**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.