

**FOR SALE**

Offers in the region of £320,000

22 Darwin Court, Whitchurch, Shropshire, SY13 1NS

This attractive and versatile family home is located close to the centre of Whitchurch and is located on the edge of Jubilee Park with views from the front across it. It briefly comprises and open plan ground floor of lounge, kitchen/diner, there is a conservatory to the rear and ground floor cloaks with W.C. The property has 5 bedrooms and 3 bathrooms, gardens, garage and drive. It is also located close to the centre of Whitchurch.



Whitchurch Town Centre 400 metres, Railway Station 0.5 miles, Shrewsbury & Chester 20 Miles, Nantwich 12 miles. All distances are approximate.



- Town House Overlooking Park
- Spacious Accommodation
- Lounge, Dining Kitchen, W.C
- Conservatory, 5 Bedrooms
- 3 Bathrooms, Gas C.H
- Views Over Jubilee Park
- Gardens, Drive & Garage
- Close to Town Centre

Location

The property is situated in a quiet cul de sac and overlooks Jubilee Park. It is also located close to the centre of Whitchurch where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Brief Description

The property briefly comprises hall area, large open plan lounge area with views over the park, kitchen / diner and double doors to the conservatory. There is an inner hall with store cupboards and door to the cloakroom with W.C. The 1st floor comprises master bedroom with French doors and an en suite, guest bedroom with bay windows overlooking the park. To the 2nd floor are 3 bedrooms one with en - suite and a family bathroom.

There are gardens to the front & rear, single garage and driveway.

Accommodation Comprises

Front entrance door opens into the entrance hall area. Door to under stairs cupboard.

Open Plan Lounge / Kitchen Diner

15'11 (4.85m)

Lounge Area: Double glazed bay window to the front and overlooking the park. There is a wall mounted electric fire with flame effect and there is wood laminate flooring.

Kitchen Diner Area: Attractive range of base and wall mounted units, wooden worktop surface. drainer sink unit. space and plumbing for washing machine and dishwasher. There is an electric double oven and electric ceramic hob. There are inset spot lights, tiled floor, space for an American style fridge freezer and double doors to the conservatory.

Door from the kitchen /Diner area to an

Inner Vestibule

Storage cupboard and door to the

Cloaks

Suite comprising low flush W.C. and wash hand basin.

Conservatory

10'7 x 8'7 (3.23m x 2.62m)

Double glazed windows and door to the rear garden. There is a feature central Lantern style window with clear glass. The conservatory has power and lighting.

1st Floor Landing

Stairs ascend from the hall to the 1st floor landing.

Master Bedroom (rear)

13'1 x 10'5 (3.99m x 3.18m)

There are French doors with Juliet Balcony, additional double glazed window, radiator and fitted wardrobes.

Door to the

En Suite

Modern white suite comprising shower enclosure, low flush W.C, vanity unit with wash hand basin. There is a towel radiator and inset spot lights.



1 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



Bedroom Two (front)

11'7 x 10'1 (3.53m x 3.07m)

Feature walk in bay window with a wonderful view over Jubilee Park. There is a radiator and light point.

2nd Floor Landing

The stairs ascend from the 1st floor landing to the 2nd floor. There is a door to a useful linen store / airing cupboard.

Bedroom Three (rear)

9'4 x 9'4 (2.84m x 2.84m)

Double glazed window to the rear, radiator and door through to the

En Suite

Modern white suite comprising shower enclosure, low flush W.C. and vanity unit with wash hand basin. There is a radiator and inset spot lights to the ceiling.

Bedroom Four (front)

10' x 9'5 (3.05m x 2.87m)

Double glazed window with a great view over the park. There is a radiator and light point.

Bedroom Five / Study (front)

Double glazed window with a great view over the park. There is a radiator and light point.

Family Bathroom

Modern white suite with P shaped bath with shower over, low flush W.C., vanity unit with wash hand basin. There is a tiled floor, walls and double glazed window to the rear. Inset spot lights and towel radiator.

Outside

The property is accessed by a pedestrian path to the front door. There is a front garden with lawn and flower borders. To the rear of the house is an enclosed courtyard style garden and there is access from this area to the parking area and garage to the rear.

Garage

17' x 8'6 (5.18m x 2.59m)

Up and over door, power and lighting.



Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1520 190724

Directions

From the centre of Whitchurch drive out on Mill Street and turn Right into Park Avenue. Towards the bottom of Park Avenue turn left into Darwin Court. The property is the last but one house on the right hand side.

What 3 Words: rational.hairspray.streamers

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Council Tax - Shropshire

The current Council Tax Band is 'C'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Anti-Money Laundering (AML)

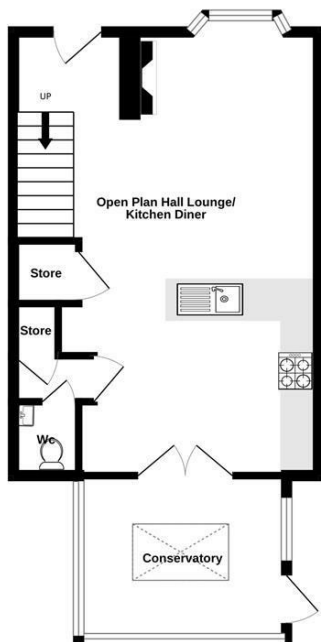
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

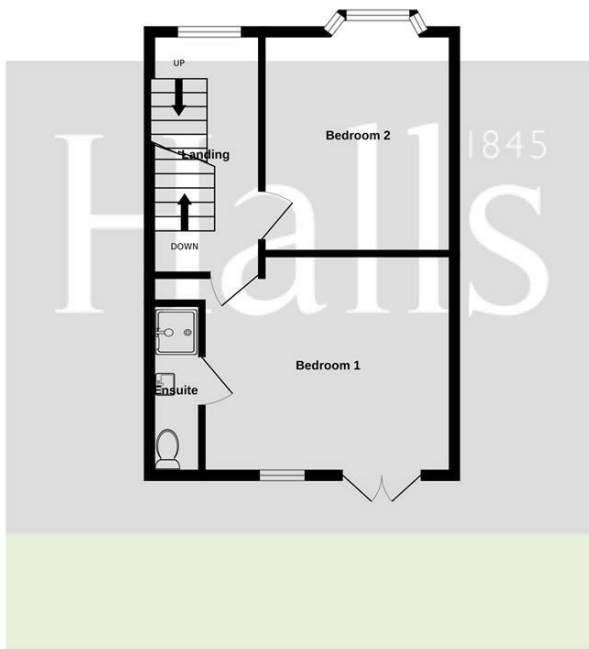
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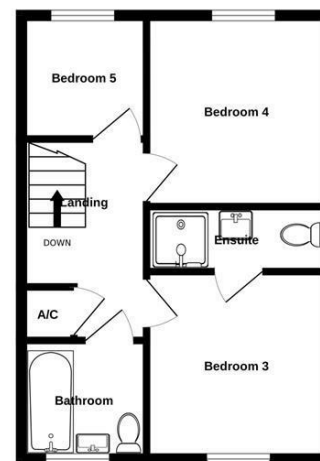
Ground Floor
459 sq.ft. (42.6 sq.m.) approx.



1st Floor
374 sq.ft. (34.7 sq.m.) approx.



2nd Floor
370 sq.ft. (34.4 sq.m.) approx.



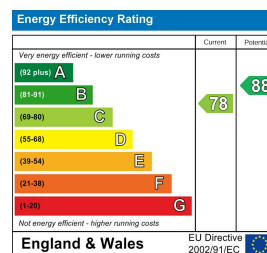
TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.

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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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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