

FOR SALE

Whitchurch 0.25 miles, Chester 20 miles, Shrewsbury 20 miles, Nantwich 12 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Detached Family Home
- No Upward Chain
- Hall, Cloaks with W.C, Lounge
- Kitchen/ Dining Room, Conservatory
- 3 Bedrooms, 1 Bathroom
- Side & Rear Gardens, Drive
- Popular Residential Area
- Access to Walks Along the Canal Basin

Location

The property is located within ½ a mile of Whitchurch Town Centre 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. There are excellent walks direct from the property onto the canal basin into town and out onto the canal network.

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

4 Brookfield is a charming family home that is located in a popular residential area and is within walking distance to the town centre, schools, train and bus station. The accommodation briefly comprises reception hall, having door to cloakroom with W.C, lounge and conservatory. To the 1st floor are 3 bedrooms and 1 shower room. There are gardens to the side and rear, driveway, and single garage.

Accommodation Comprises

A UPVC front entrance door opening into front entrance hall with light points, coat hooks and radiator. There are stairs ascending to first floor landing, and door into cloakroom.

Cloakroom

Comprising low flush WC, wash hand basin, and double glazed window.

Living Room

Having fireplace with gas fire, double glazed windows to the front and side of the property, radiator, coving, and light point to ceiling.

Dining Kitchen

Modern kitchen with tiled floor comprising a range of wall and base mounted cupboards, worktop surfaces with tiled splashback, ceramic hob with electric oven beneath. There is an inset drainer sink unit, and plumbing for washing machine and slimline dishwasher. There are double glazed windows to the rear and side of the property with views over the canal basin, door to useful understairs store cupboard, and UPVC side entrance door to the drive. Sliding double glazed doors provide access to the conservatory.

Conservatory

Double glazed windows and doors, radiator, wood laminate flooring with lovely views over the garden, patio area, and canal basin.

1st Floor Landing

Having door to airing cupboard, loft hatch, and double glazed window to the side.

Bedroom One (Front)

The first bedroom is to the front of the property, having two double glazed windows, a range of fitted wardrobes and useful storage cupboard. We are told that this bedroom once had an ensuite and although this has been capped, it should be easy to reinstate should the new owners wish to do so.

Bedroom Two (Rear)

Double glazed window overlooking rear garden and canal basin, radiator, built in store cupboard.

Bedroom Three (Rear)

Double glazed window with views over the garden and canal basin, built in store cupboard and radiator.

Shower Room

Suite comprising corner shower cubicle with electric shower, low flush W/C, wash hand basin, half ceramic wall tiling, frosted double glazed window, and heated towel radiator.

Outside

The property is approached via Brookfield, down a shared drive to parking area. The drive between the two houses is used for access to the other garage and must be kept clear at all times.

Gardens

The garden can be accessed from the conservatory, or from the gate at the end of the drive. The gardens are comprised of large paved patio area, flower borders and lawns leading down to the bottom of the garden and small brook, beyond which is the canal basin. There is a useful greenhouse and potential to extend the parking area to provide further parking.

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

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Directions

From the centre of Whitchurch, drive out on Smallbrook Road for approximately half a mile. Turn right into Brookfield. As you drive on, number 4 is situated at the bottom left hand corner, marked by the Halls for sale sign.

What 3 Words : narrow.regularly.joyously

Council Tax - Shropshire

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

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.

Tenure - Freehold

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