Barbers

42 Roman Way, Whitchurch, SY13 1BJ

Helping *you* move



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Freehold £345,000







Within easy walking distance of Whitchurch town centre, this spacious four-bedroom detached home offers a generous lounge, a well-appointed kitchen/breakfast room, a dining room leading to a bright conservatory, four good-sized bedrooms, a modern shower room, a landscaped rear garden, ample parking and a single garage.

- Well presented four bedroom detached house
- Within walking distance to the town centre
- Separate formal dining room
- Bright conservatory with garden access
- Modern shower room
- Neatly landscaped garden
- Off road parking and a single garage
- EPC tbc, Council tax band D









A spacious four-bedroom detached home within walking distance of Whitchurch town centre and well placed for local amenities. On entering the property, the hallway leads to a generous lounge on the right, featuring a gas fireplace and a bright, comfortable feel. To the rear is a well-appointed kitchen/breakfast room with a peninsula for seating, a pantry for storage and sliding doors opening directly onto the garden, along with access to a useful side porch. Off the hallway is a downstairs toilet. From the kitchen, a formal dining room opens via sliding doors into the conservatory, which is a bright space with French doors leading out to the garden.Upstairs, there are four good-sized bedrooms, two of which benefit from built-in storage. A modern shower







room serves the first floor, fitted with a large shower and built-in cabinetry.

Outside, the rear garden is well maintained and thoughtfully landscaped, offering a lawned area and a patio space ideal for seating. To the front, the property provides a generous amount of off-road parking along with a single garage.



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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 pre-contract enquiries. Vacant possession upon completion.

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.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Leased Solar Panels. 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.

DIRECTIONS

At the top of Whitchurch High Street mini roundabout by St Alkmunds Church turn left into Yardington and take the next turning right into Roman Way. Follow this road along and take the next right turn,the property can be found shortly after on the right hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

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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LOUNGE

14' 1" x 11' 6" (4.29m x 3.51m)

KITCHEN/BREAKFAST ROOM

15' 10" x 9' (4.83m x 2.74m)

DINING ROOM

11 ' 7" x 9' 1" (3.53m x 2.77m)

CONSERVATORY

11' 5" x 10' 2" (3.48m x 3.1m)

BEDROOM ONE

14' 3" x 9' (4.34m x 2.74m)

BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.84m)

BEDROOM THREE

9' 9" x 9' (2.97m x 2.74m)

BEDROOM FOUR

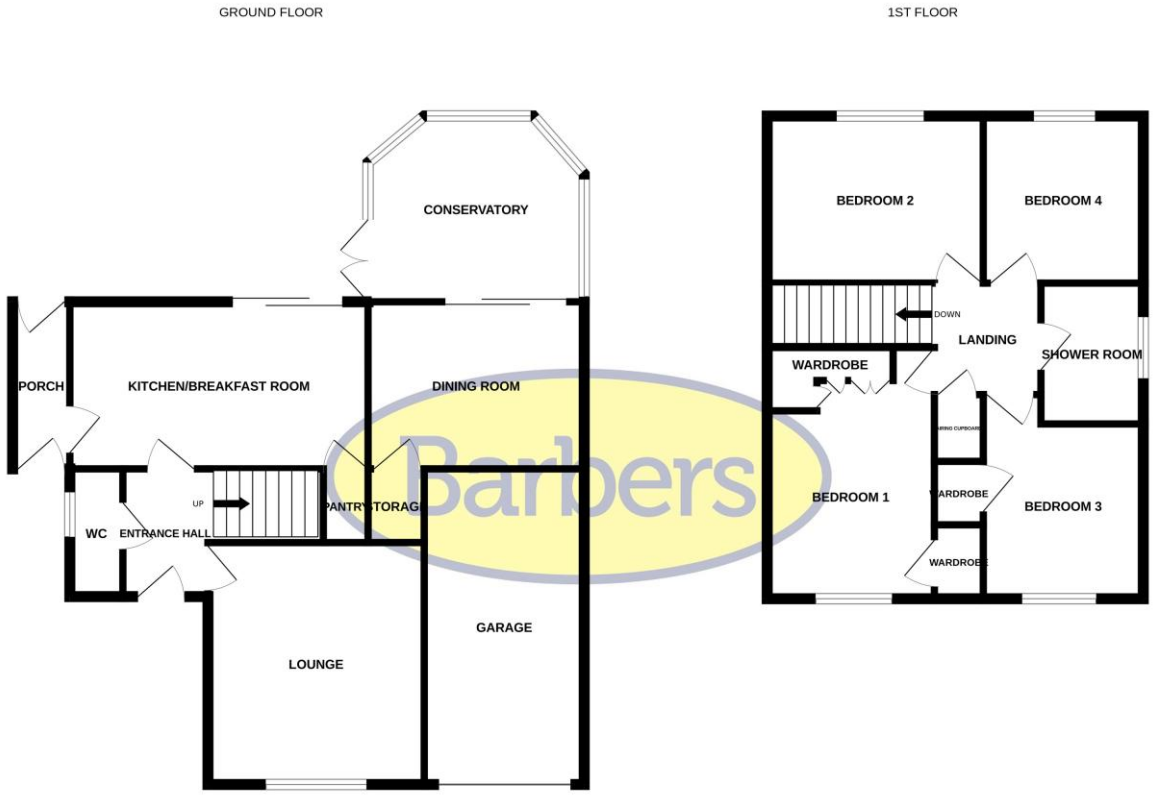
9' 4" x 9' (2.84m x 2.74m)

SHOWER ROOM

7' x 6' 2" (2.13m x 1.88m)

GARAGE

17' 3" x 8' 7" (5.26m x 2.62m)



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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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 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.

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WHITCHURCH
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