



Oak View, 202 Alkington Road, Whitchurch, SY13 1TA

Helping *you* move



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Freehold £475,000



Situated in a desirable residential area of Whitchurch, this well-presented four-bedroom detached home offers a versatile layout with a study, spacious lounge, modern kitchen/breakfast room, utility room, four double bedrooms including a master with en-suite, attractive rear views over open fields, and plenty of off-road parking with a single garage.

- Well presented detached house
- Four spacious double bedrooms
- Attractive rear views over open fields
- Modern kitchen/breakfast room
- Bright lounge with french doors to the garden
- Downstairs study room
- Master bedroom with a modern shower room ensuite
- Well Maintained Rear Garden
- Off road parking and a single garage
- EPC C, Council tax band E



This well-presented four-bedroom detached home is set within a pleasant residential area of Whitchurch and offers a spacious, versatile layout ideal for modern family living.

On entering the property, a good-sized study sits to the right, providing an excellent space for home working or the option of an additional reception room. To the rear, the lounge enjoys a lovely outlook with French doors opening directly onto the garden. The modern kitchen/breakfast room features a large central island with seating, integrated appliances, and further French doors leading outside. A separate utility room offers space for a washer and dryer along with useful storage. From the front hallway, there is also an internal door giving access to the single garage.



Upstairs, there are four double bedrooms. The master bedroom benefits from built-in storage and a modern en-suite shower room, while the fourth bedroom also includes fitted storage. Bedrooms three and four enjoy attractive views over the open fields to the rear. A family bathroom completes the first floor.

To the front of the property, there is plenty of off-road parking along with a single garage. The rear garden is well maintained and enjoys lovely views across the surrounding fields, creating a peaceful backdrop.



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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. 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.

SERVICES

We are advised that mains water, drainage, gas and electricity 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.

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.

LOCAL AUTHORITY

Council tax band E. 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.

DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue on past the turning for Highfields Avenue and the property can be found after a short distance on the left hand side.

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

16' 5" x 13' 7" (5m x 4.14m)

STUDY

12' 1" x 9' 7" (3.68m x 2.92m)

KITCHEN/BREAKFAST ROOM

14' 9" x 10' 8" (4.5m x 3.25m)

UTILITY ROOM

9' 5" x 8' 7" (2.87m x 2.62m)

MASTER BEDROOM

13' 9" x 13' 3" (4.19m x 4.04m)

ENSUITE

10' 1" x 6' 6" (3.07m x 1.98m)

BEDROOM TWO

11' 8" x 9' 8" (3.56m x 2.95m)

BEDROOM THREE

12' 1" x 11' 8" (3.68m x 3.56m)

BEDROOM FOUR

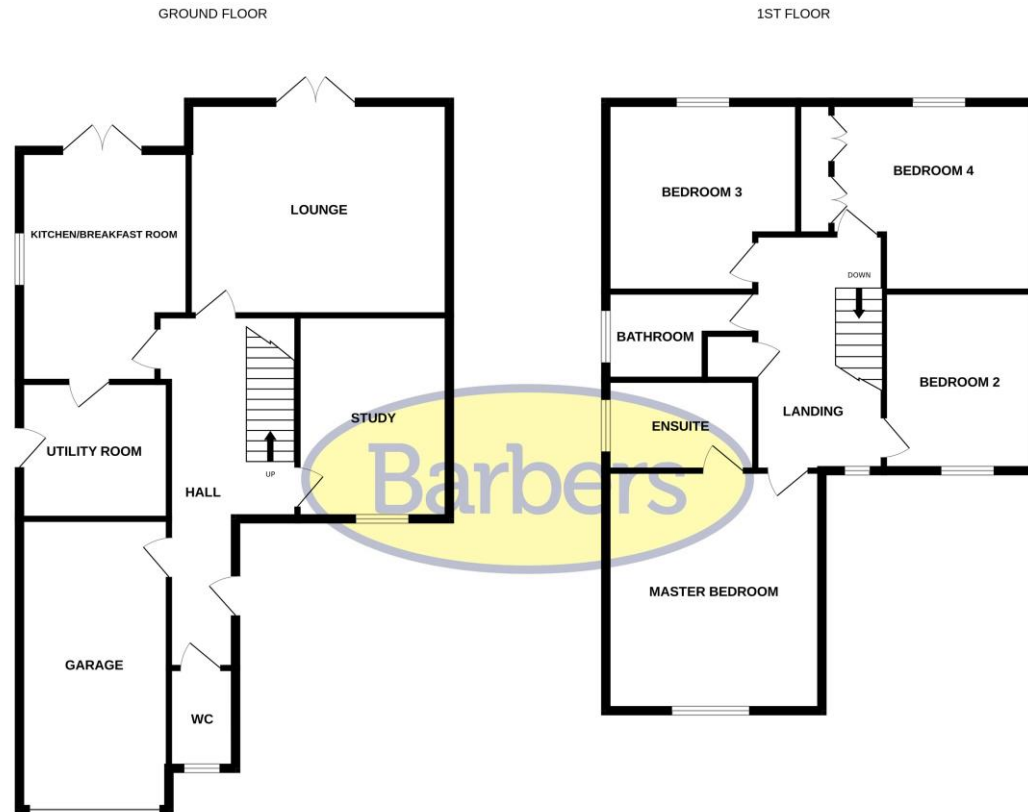
13' 2" x 11' 8" (4.01m x 3.56m)

BATHROOM

10' 1" x 5' 9" (3.07m x 1.75m) max

GARAGE

18' 7" x 9' 5" (5.66m x 2.87m)



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.



WHITCHURCH
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