



27 Edward German Drive, Whitchurch, SY13 1TL

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A well-presented detached four-bedroom home on a corner plot in a pleasant Whitchurch cul-de-sac, offering a spacious lounge with gas fireplace, dining room with garden access, a functional kitchen with scope for modernisation, separate utility, four bedrooms including an en-suite main, an accessible family shower room, a private garden with patio, single garage, off-road parking, and potential for extension subject to the necessary local authority consents, and available with no onward chain.

- Detached Four Bedroom House
- Offered With No Onward Chain
- Spacious Lounge With A Bay Window
- Separate Dining Room With A Patio Door To The Garden
- Functional Kitchen With The Scope For Modernisation
- Master Bedroom With An Ensuite
- Off Road Parking and A Single Garage
- EPC D, Council Tax Band C



A detached four-bedroom property set on a generous corner plot within a pleasant cul-de-sac in Whitchurch. The front entrance opens into a hallway with a WC to the left. Beyond this is a spacious lounge featuring a gas fireplace, creating a warm and inviting living space. Double doors lead through to the dining room, which benefits from a patio door opening directly onto the rear garden. Off the dining room is a functional kitchen offering excellent potential for modernisation.

From the kitchen window there is a charming view of Whitchurch Church. A separate utility room provides additional space for a washer and dryer. Upstairs,





there are four bedrooms. The main bedroom includes built-in wardrobes and an en-suite shower room. The two larger bedrooms each have a useful storage cupboard. The family bathroom is fitted with an accessible shower. Outside, the property enjoys a private rear garden with a patio area, ideal for outdoor seating. There is a single garage, off-road parking, and scope for an extension, subject to the necessary local authority consents. The property is offered with no onward chain.



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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 DESCRIPTION

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.

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.

DIRECTIONS

Upon entering the town with the Rugby Club on the right, proceed along taking the second exit from the mini roundabout onto Newport Road. Take the next right onto Edward German Drive, continue on and the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

Council tax band C. 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.

WH39474 220126 020426

LOUNGE

15' 5" x 14' 6" (4.7m x 4.42m)(max)

DINING ROOM

12' 2" x 8' 8" (3.71m x 2.64m)

KITCHEN

12' 1" x 8' 6" (3.68m x 2.59m)

UTILITY ROOM

10' 8" x 5' 7" (3.25m x 1.7m)

MASTER BEDROOM

10' 7" x 10' 4" (3.23m x 3.15m)(max)

ENSUITE

11' 1" x 2' 8" (3.38m x 0.81m)

BEDROOM TWO

9' x 8' 8" (2.74m x 2.64m)

BEDROOM THREE

8' 7" x 6' 5" (2.62m x 1.96m)

BEDROOM FOUR

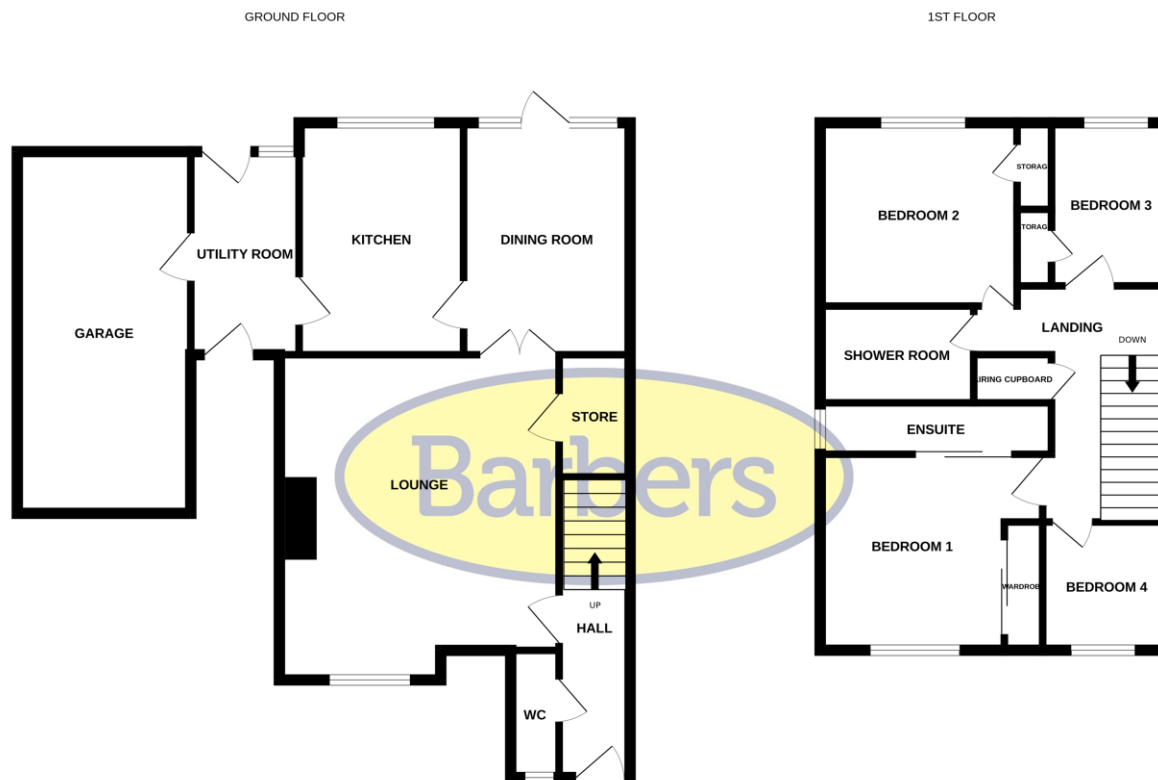
6' 8" x 6' 8" (2.03m x 2.03m)

BATHROOM

7' 5" x 5' 1" (2.26m x 1.55m)

GARAGE

19' x 9' (5.79m x 2.74m)



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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