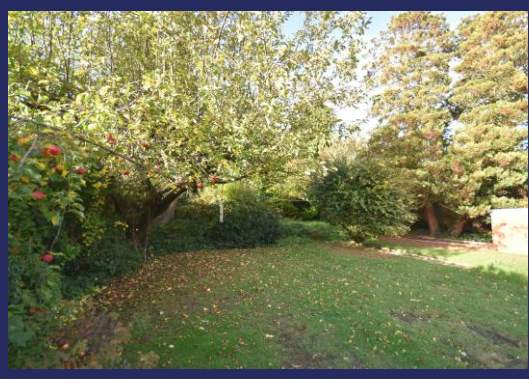
Barbers

Helping *you* move









33 Meadow View Road, Whitchurch, SY13 1JS

Offers in the Region of

£290,000

Well-presented three-bedroom bungalow offering bright, spacious accommodation, a lounge/diner with French doors to the garden, additional reception room, kitchen, two double bedrooms and family bathroom. Benefits include generous off-road parking, a garage and established rear garden.

33 Meadow View Road, Whitchurch, SY13 1JS

Overview

- Well-presented three-bedroom bungalow
- Versatile additional reception room
- Bright and spacious accommodation throughout
- Two generously sized double bedrooms
- Generous off-road parking
- Established rear garden with lawn and mature planting
- Single garage
- EPC D, Council tax band D
- Light-filled lounge/diner with French doors to rear garden
- Freehold



This well-presented three-bedroom bungalow offers bright and spacious accommodation throughout, complemented by generous off-road parking, a single garage and a well-established rear garden.

Upon entering the property, off the hallway you are welcomed into a lovely, light-filled lounge/diner, offering ample space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a wonderful connection between the indoor and outdoor spaces. The kitchen is conveniently positioned off the lounge/diner and benefits from its own door providing direct access to the garden.

The property also boasts an additional reception room, a versatile and inviting space featuring a large front-facing window which fills the room with natural light, creating a bright and airy atmosphere.

The accommodation further comprises two generously sized double bedrooms, both benefiting from large windows which enhance the feeling of space and light. A family bathroom, complete with a shower, serves the property.

The rear garden is a particularly charming feature of the property, offering a lovely combination of established planting and outdoor space. A hardstanding area leads up to a lawned garden, surrounded by mature shrubs and greenery which adds character. This delightful outdoor space offers plenty of potential for relaxing, gardening or enjoying the warmer months.



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 the Pre- Contract Enquiries. Vacant possession upon completion.

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

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

VIEWING
By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk









DIRECTIONS
From Wrexham Road travel into Meadow View Road, at the top turn right and No. 33 stands on the left-hand side.

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.

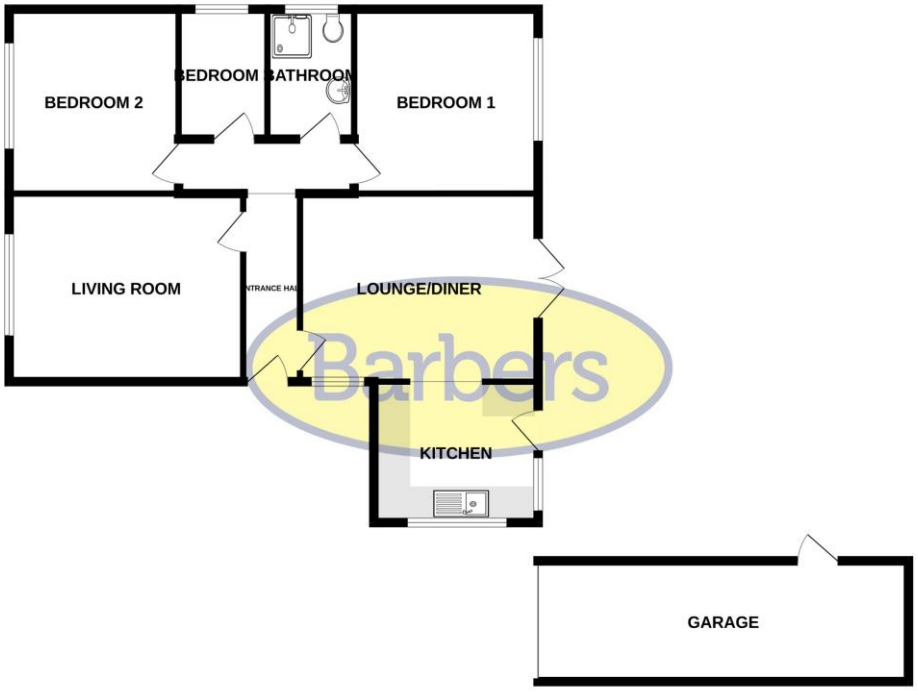
ENERGY PERFORMANCE
EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

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.

WH41110 301026

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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.
Made with Metropix ©2026

KITCHEN
8' 9" x 10' 3" (2.67m x 3.12m)

LOUNGE/DINER
15' 1" x 11' 9" (4.6m x 3.58m)

LIVING ROOM
14' 9" x 11' 9" (4.5m x 3.58m)

BATHROOM
8' 2" x 5' 4" (2.49m x 1.63m)

BEDROOM ONE
11' 7" x 11' 7" (3.53m x 3.53m)

BEDROOM TWO
11' 7" x 10' 9" (3.53m x 3.28m)

BEDROOM THREE
9' 3" x 5' 7" (2.82m x 1.7m)

GARAGE
22' 11" x 7' 7" (7m x 2.31m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01948 667272

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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 purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.