



3 Brook Road, Whitchurch, SY13 1QF

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Set within walking distance of the town centre, this substantial four bedroom detached Edwardian house offers generous space and character throughout, with three reception rooms, a nicely appointed kitchen, four double bedrooms including a spacious master with a Juliet balcony, and a large established garden along with a garage and off road parking.

- Edwardian four bedroom detached house
- Within walking distance to the town centre
- Three separate reception rooms including a bright bay-fronted sitting room
- Generous lounge with a second bay window
- Rear dining room with direct garden access
- Master bedroom with a Juliet balcony overlooking the garden
- Family bathroom
- Well established large rear garden
- Spacious garage and off road parking
- EPC E, Council tax band E



A substantial four bedroom detached Edwardian house set within walking distance of the town centre and offering a wonderful blend of period character and generous living space. The property retains a number of original features, including quarry tiled flooring, bay windows and a classic Edwardian layout with three well proportioned reception rooms.

On entering, you are welcomed by a wide hallway with quarry tile flooring. To the right is a bright sitting room currently used as a dining room. To the left is a generous lounge. Both reception rooms feature attractive bay windows that draw in plenty of natural light. The ground floor also includes useful understairs storage and a downstairs WC.

To the rear, the kitchen is nicely appointed with breakfast bar seating and good workspace. Beyond this is a third reception room currently used as a separate dining room with direct access to the garden.



Upstairs, the property provides four excellent double bedrooms, each with comfortable proportions. The master bedroom is notably spacious and offers built in storage and enough room for a sofa or seating area. Sliding doors open to a Juliet balcony with a lovely outlook over the garden. A family bathroom serves the first floor.

Outside, the garden is a standout feature. It is a large, established space with a pond, patio area and a section planted with fruit trees. The property also benefits from a great sized garage and off road parking.



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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.

DIRECTIONS

The property is situated in the town, travel into Bridgewater Street and Brook Road will be found almost opposite the town's fire station. No. 3 stands on the left hand side of Brook Road.

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

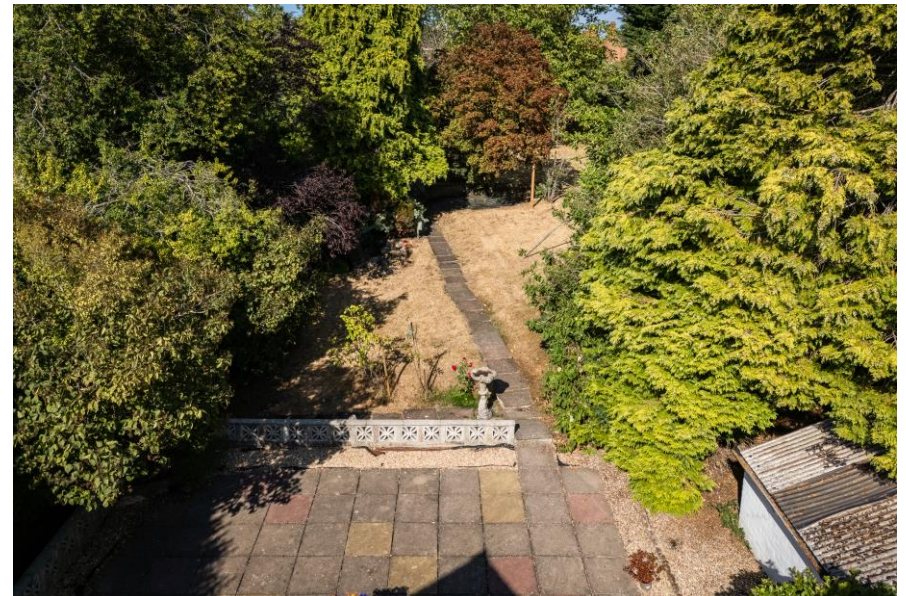
METHOD OF SALE

For sale by Private Treaty.

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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KITCHEN

11' 8" x 10' (3.56m x 3.05m)

LOUNGE

22' x 11' 2" (6.71m x 3.4m)

SITTING ROOM

15' x 11' 2" (4.57m x 3.4m)

DINING ROOM

12' 7" x 9' 9" (3.84m x 2.97m)

BEDROOM ONE

19' x 12' 8" (5.79m x 3.86m)

BEDROOM TWO

11' 9" x 11' 1" (3.58m x 3.38m)

BEDROOM THREE

11' 8" x 10' 10" (3.56m x 3.3m)

BEDROOM FOUR

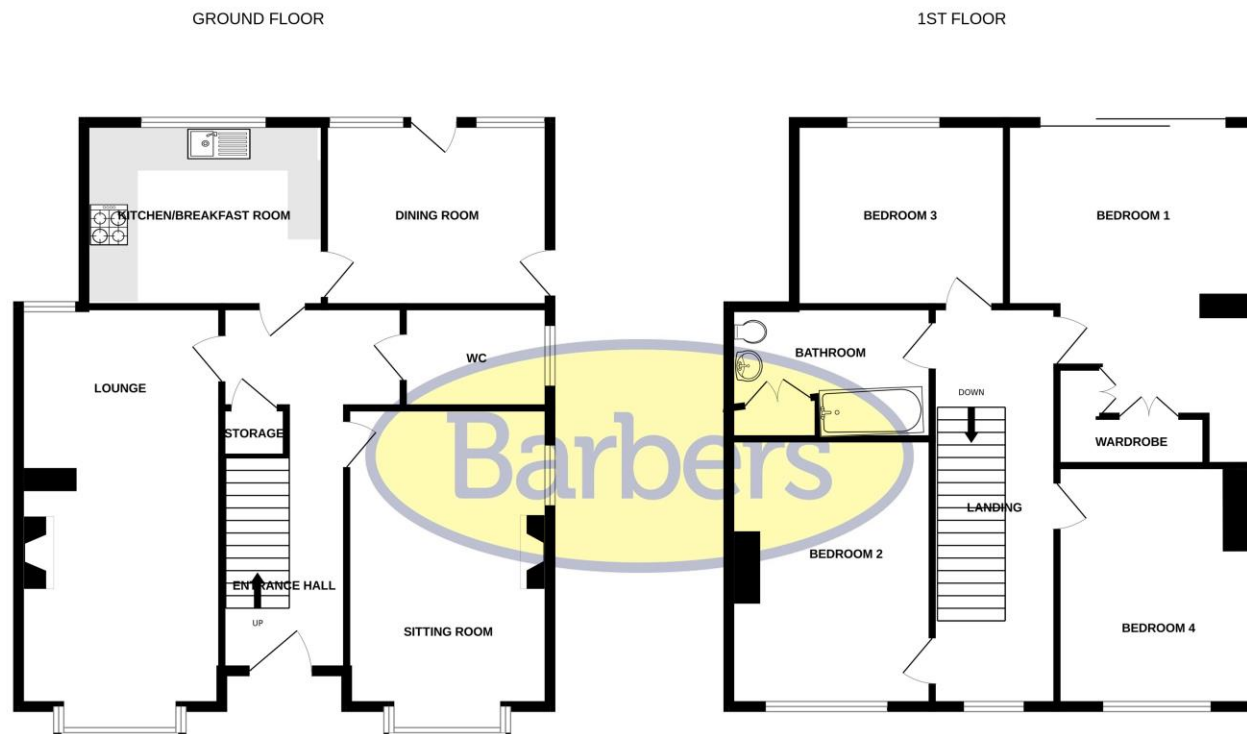
11' 4" x 10' 3" (3.45m x 3.12m)

BATHROOM

11' 3" x 7' 3" (3.43m x 2.21m)

GARAGE

30' 3" x 8' 6" (9.22m x 2.59m)



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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