4 MEADOWLANDS ROAD

| WHITCHURCH | | SY13 3FB

This spacious and modern semi detached home is available with NO CHAIN. It was recently built by David Wilson Homes and has had many upgrades and has a larger than average rear garden. The property has a reception hall, cloaks with W.C, lounge, kitchen/diner, three bedrooms and two bathrooms. There is parking for two cars, gas central heating and two solar panels. Viewing is highly recommended.

Offers in the region of £280,000

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- **Modern Semi Detached Home**
- **Very Well Presented Throughout**
- **Built in 2024, Balance of Warranty**
- **Parking for Two Cars, Solar Panels**
- **Large Enclosed Rear Garden**
- **Viewing Highly Recommended**

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. The railway station is within a 15 minute walk from the property and the property is located within easy access to the A41/A49 ring road to all parts of Shropshire, Mid & North Wales and the North West.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets. There are local sports and leisure clubs in and around Whitchurch and the cricket, rugby and hockey club are close by. In 2025 a new leisure centre with swimming pool opened up in Whitchurch and the popular Alderford Lake is less than a mile from the property.

Brief Description

Halls are delighted to be instructed to sell 4 Meadowlands Road by private treaty.

This wonderful semi detached family home was recently built by David Wilson Homes and still has the balance of the builders warranty. The vendors upgraded the flooring to Amtico herringbone wooden effect flooring to the ground floor. The property can also be offered with NO CHAIN. The property comprises a front door that opens into the reception hall with doors to the kitchen, lounge and to the cloakroom which has a W.C and wash hand basin. There is a kitchen diner to the front with a wide range of base and wall mounted units. There are counter tops, inset drainer sink unit and SMEG induction hob and below that is an electric oven. There is an integrated fridge/freezer, dishwasher and space and plumbing for a washing machine. The living room is to the rear of the house and has windows and double doors to the large West facing rear gardens. Within the lounge is a very useful under stairs storage cupboard with power sockets.

The stairs ascend from the reception hall to the first floor landing. The master bedroom is to the front and has a window with views towards the SJT School through the trees. There is a useful storage cupboard above the stairs and a door to the en-suite shower room which has a large shower enclosure, W.C and wash hand basin. There is a towel radiator, tiled floor and window to the front. There are two further good sized bedrooms and a family bathroom with panelled bath, low flush W.C and wash hand basin. The property has gas fired heating, double glazed windows and two solar panels on the roof which help reduce electric bills when they produce electricity.

Outside & Gardens

The property is accessed off the shared private drive to a parking area suitable for two cars. To the front of the house is a small area of garden and access to the large rear garden can be from the drive or from the house. The oversized garden comprises paved paths and patio area, lawns and some newly planted trees and shrubs. Also in the garden is a timber garden store shed and space to store the bins.

Directions

From the centre of Whitchurch drive out on Dodington and at the small roundabout take the 2nd exit heading past the cricket and rugby club. Turn right just passed the cricket club into Tilstock Road and then turn right into Meadowlands Road. Take the 1st right and the property is located towards the end of the drive.

What 3 Words

///chromatic.melon.boxer

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1786 150426

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School , SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Council Tax - Shropshire

The current Council Tax Band is 'C' on the Shropshire Council Register.

Services - All

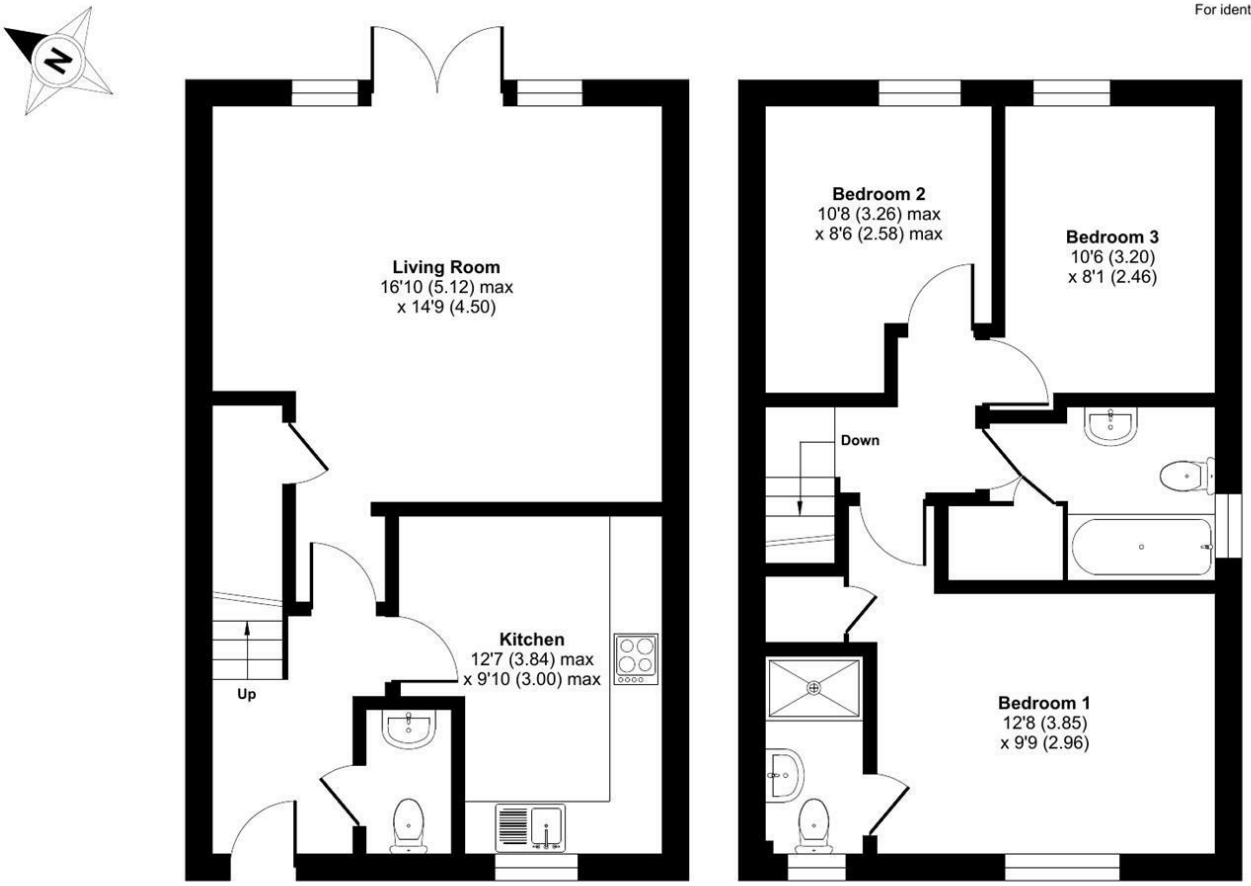
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

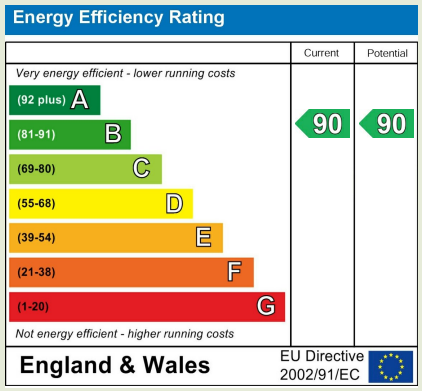
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1451016



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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WHITCHURCH SALES

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www.hallsgb.com

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