



46 Station Road, Whitchurch, SY13 1RE

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Asking Price Of £350,000



This superb, beautifully presented four bedroom Edwardian mid-terraced property is full of character and charm and is conveniently situated within walking distance of the town centre, local schools and railway station. With the added benefit of a low maintenance garden and double garage to the rear.

- Four-bedroom Edwardian mid-terraced home
- Full of character and original period features
- Walking distance to town centre, schools and railway station
- Double Garage to rear
- Low-maintenance rear garden
- Open-plan Kitchen/Breakfast/Family Room
- Lounge with bay window and adjoining Dining Room
- EPC tbc, Council Tax Band C



This impressive four-bedroom Edwardian mid-terraced residence is brimming with character and period charm, while offering beautifully presented and generously proportioned accommodation ideally suited to modern family living. Perfectly positioned within easy walking distance of the town centre, well-regarded local schools and the railway station, the property combines timeless elegance with everyday convenience. The welcoming entrance hall features original Minton tiled flooring and a striking stained-glass front door, setting the tone for the period features found throughout. The elegant lounge boasts a bay window and flows seamlessly into the dining room, where French doors open onto the rear garden, creating an ideal space for both everyday living and entertaining. To the rear of the property is a fabulous open-plan kitchen/breakfast/family room fitted with cream gloss units, complemented by a separate utility room and cloakroom. The first floor offers four well-proportioned bedrooms, including three generous double rooms and a fourth single bedroom currently utilised as a home office, ideal for today's flexible working needs. A family bathroom completes the accommodation on this level, providing ample space for family life.

Externally, the property enjoys a good-sized, low-maintenance rear garden, offering a private and manageable outdoor space for relaxation and entertaining. To the rear, the added benefit of a double garage provides excellent storage and secure off-road parking - a particularly rare feature for a period property of this kind.

A superb blend of period elegance and modern family living, this is a home not to be missed.



### 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.



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## 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.

## DIRECTIONS

At the traffic lights situated in Bridgewater/Brownlow Street turn into Station Road and No. 46 will be found on the right hand side.

## LOCAL AUTHORITY

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

## 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

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

## VIEWING

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

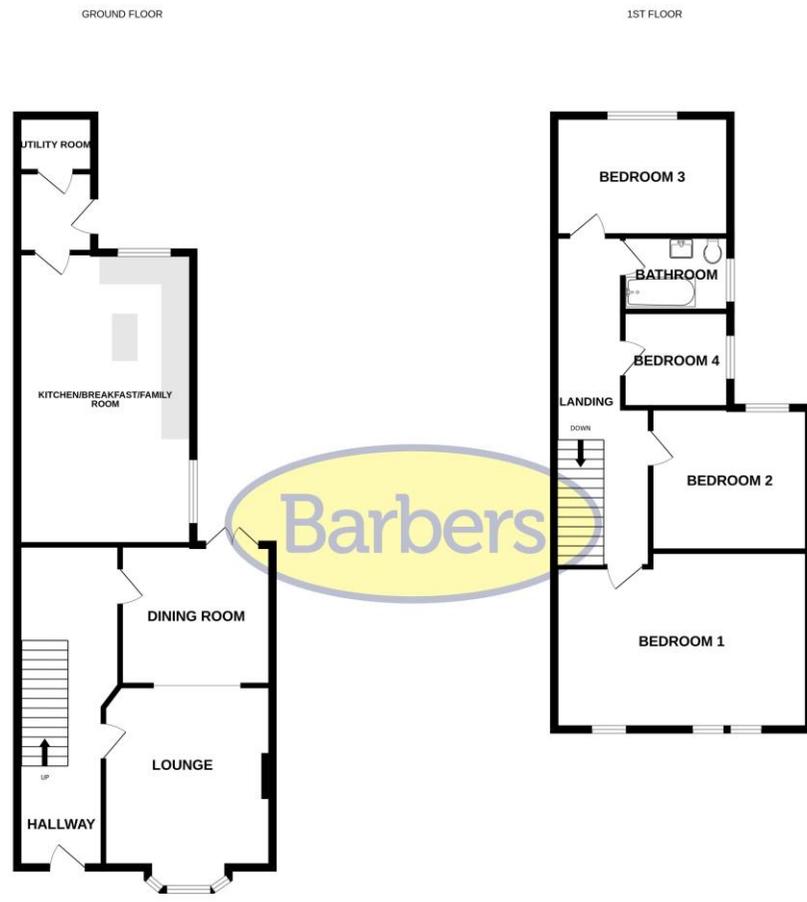
## AML REGULATIONS

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.

WH39545 29126



- LOUNGE  
13' 5" x 11' 9" (4.09m x 3.58m)
- DINING ROOM  
11' 9" x 10' 7" (3.58m x 3.23m)
- KITCHEN/BREAKFAST/FAMILY ROOM  
22' 0" x 10' 8" (6.71m x 3.25m)
- MASTER BEDROOM  
15' 3" x 12' 9" (4.65m x 3.89m)
- BEDROOM TWO  
11' 9" x 10' 6" (3.58m x 3.2m)
- BEDROOM THREE  
10' 9" x 9' 0" (3.28m x 2.74m)
- BEDROOM FOUR  
7' 8" x 6' 1" (2.34m x 1.85m)



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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