



Helping *you* move



9 St. Marys Street, Whitchurch, SY13 1QU

Charming three-bedroom end-terrace home, featuring a spacious top-floor bedroom, cosy reception with woodburning stove, two further doubles, family bathroom and secluded garden. Conveniently located close to local amenities and the town centre.

Offers in the Region of
£249,950

9 St. Marys Street, Whitchurch, SY13 1QU

Overview

- Three-bedroom end-terrace house
- Large and versatile top-floor bedroom
- Two further well-proportioned double bedrooms
- Family bathroom
- Cosy reception room with woodburning stove
- Characterful and individual throughout
- Close to local amenities and the town centre
- EPC D
- Council tax band A
- Freehold



Brief Description

A charming and characterful three-bedroom end-terrace house with a large top-floor bedroom, two further double bedrooms, family bathroom, cosy reception room and a secluded garden. Situated within a conservation area, the property forms part of a distinctive and characterful setting, adding to its sense of charm and individuality. The property is also conveniently located close to a range of local amenities and the town centre, making it well placed for everyday convenience and enjoying the surrounding area.

Full of personality and individual touches, the property has a warm and welcoming feel throughout. The reception room is a lovely, comfortable space for relaxing and entertaining, with the woodburning stove adding to its cosy atmosphere. The first floor provides two comfortable double bedrooms and the family bathroom, while the generous top-floor bedroom offers plenty of space to create a peaceful principal bedroom or versatile additional living space.

To the rear, the garden feels secluded and tucked away, with mature planting and established greenery making it a peaceful outdoor space to sit, entertain and enjoy. The garden also benefits from a useful garden shed, wood store and small brick-built store, providing practical additional storage.

A characterful and welcoming home with plenty of personality, offering a lovely combination of cosy interiors, practical features and a private garden.

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 A. 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.

METHOD OF SALE

For Sale by Private Treaty.



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

St. Mary's Street can be approached via the town High Street, alternatively from Brownlow Street turn into St. John's Street which leads to St. Mary's Street.

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.

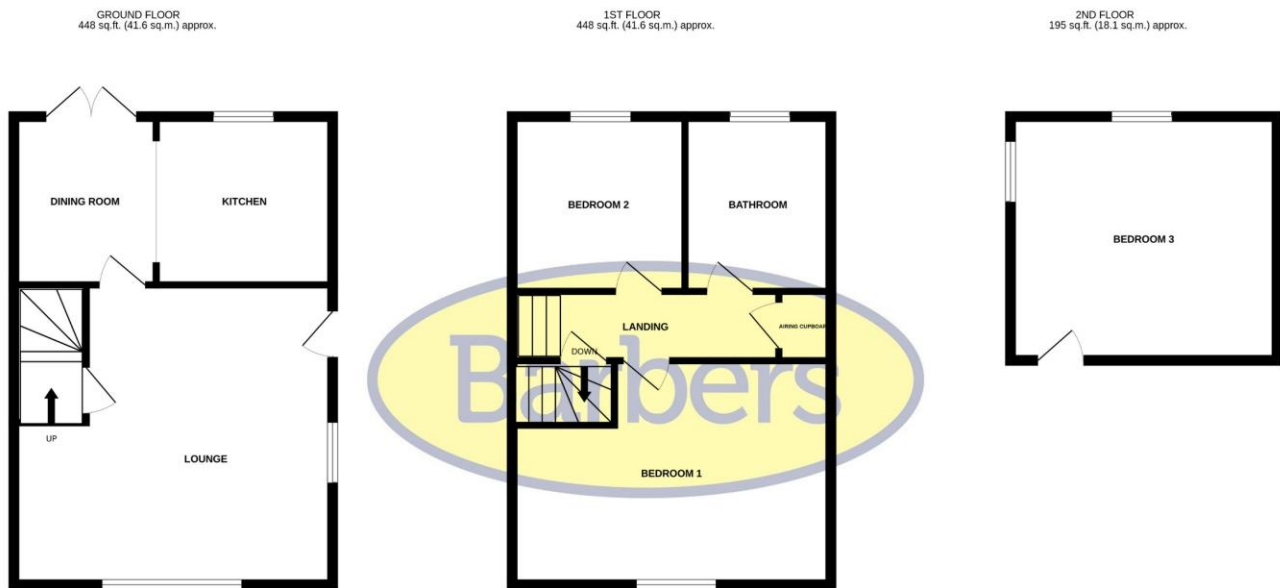
ENERGY PERFORMANCE

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

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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TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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.
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KITCHEN/DINER

17' 64" x 9' 36" (6.81m x 3.66m)

LOUNGE

15' 65" x 13' 37" (6.22m x 4.9m)

BEDROOM ONE

12' 08" x 11' 56" (3.86m x 4.78m)

BEDROOM TWO

9' 75" x 9' 56" (4.65m x 4.17m)

BEDROOM THREE

14' 69" x 13' 13" (6.02m x 4.29m)

BATHROOM

9' 63" x 8' 08" (4.34m x 2.64m)

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 buy, please contact us before viewing the property.