



**6 Shrewbridge Road, Nantwich – CW5 5TG**

Guide Price **£500,000**



*in association with*



# 6 Shrewbridge Road

Nantwich, Nantwich

GUIDE PRICE: £500,000 – £550,000

A 1960'S DETACHED HOUSE IN A FANTASTIC .32 ACRE PLOT ENJOYING A LOVELY SOUTH WESTERLY ASPECT OVER MEADOW LAND TOWARDS THE RIVER WEAVER, 500 YARDS FROM NANTWICH TOWN CENTRE

OUTLINE PLANNING PERMISSION IN PLACE FOR THE DEMOLITION OF THE HOUSE AND THE CONSTRUCTION OF A PAIR OF SPLENDID 2,400 SQUARE FEET DETACHED HOUSES

## DESCRIPTION

6 Shrewbridge Road is constructed of brick with part timbered elevations under a tiled roof and is approached over a tarmacadam and paved drive. The existing house extends to about 1,150 square feet (gross internal).

Notice of the Planning Permission was granted on Application No. 25/4114/OUT by Cheshire East Council for the demolition of the existing single detached house and the erection of two detached dwellings with integral garages on the 7th May 2026. The plans, prepared by Bower Edleston, Architects of Nantwich are included within the sale particulars.

## LOCATION & AMENITIES

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich.



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There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

DIRECTION: CW5 5TG

Each property provides the following accommodation:

GROUND FLOOR: Entrance Hall, Cloakroom, Living Room, Kitchen/Family Room, Utility Room. Integral Garage.

FIRST FLOOR: Landing, Master Bedroom Suite comprising: Bedroom, Bathroom and Dressing Room, Two Further Double Bedrooms, Bathroom.

SECOND FLOOR: Landing, Double Bedroom No. 4, Shower Room, Bedroom No. 5/Study.



## SUMMARY

Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Side Entrance, Cloakroom, Utility Room, Pantry, Landing, Three Bedrooms, Shower Room, Gas Central Heating, uPVC Double Glazed Windows, Garage, Car Parking Space, Gardens

## ACCOMMODATION COMPRISES:

### ENTRANCE PORCH

### ENTRANCE HALL

Composite Entrance Door.

### LIVING ROOM

18' 10" x 12' 5" (5.74m x 3.79m)

Clearview wood burning stove, two double glazed picture windows.

### DINING ROOM

12' 8" x 11' 7" (3.86m x 3.53m)

Double glazed picture window and door to rear.

### KITCHEN

8' 3" x 8' 0" (2.52m x 2.44m)

### SIDE ENTRANCE HALL

7' 10" x 6' 5" (2.39m x 1.96m)

### CLOAKROOM

6' 4" x 3' 6" (1.93m x 1.07m)

### UTILITY STORE

### PANTRY

### STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

### BEDROOM NO. 1

12' 8" x 11' 11" (3.86m x 3.63m)

### BEDROOM NO. 2

11' 3" x 8' 5" (3.43m x 2.57m)

### BEDROOM NO. 3

10' 0" x 7' 11" (3.05m x 2.41m)

Cupboard housing gas fired central heating boiler.



**SHOWER ROOM**

9' 5" x 6' 6" (2.87m x 1.98m)

**OUTSIDE**

Precast constructed single garage. Outside tap. Crazy paved area to the front.

**GARDENS**

The front garden is lawned with mature hedgerow. The gardens continue to the side and rear being extensively lawned with shrubs, specimen trees, rose border and a mature willow.

**SERVICES**

All mains services are connected to the property.

**TENURE**

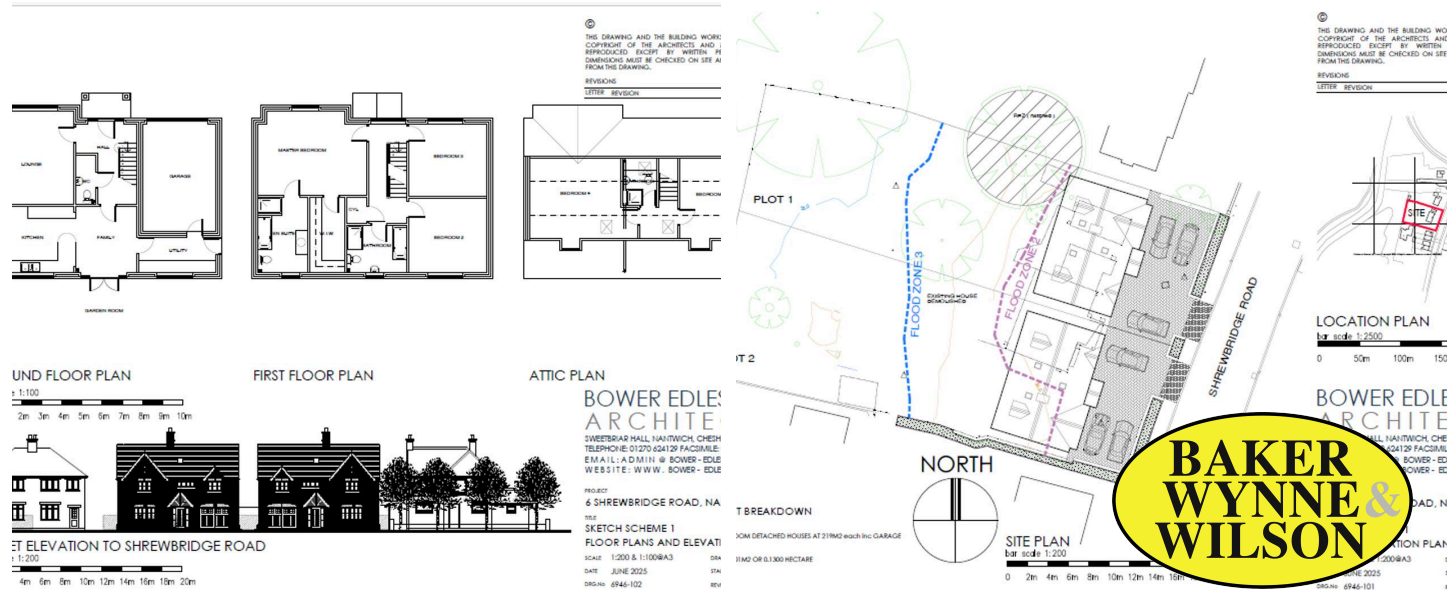
Freehold.

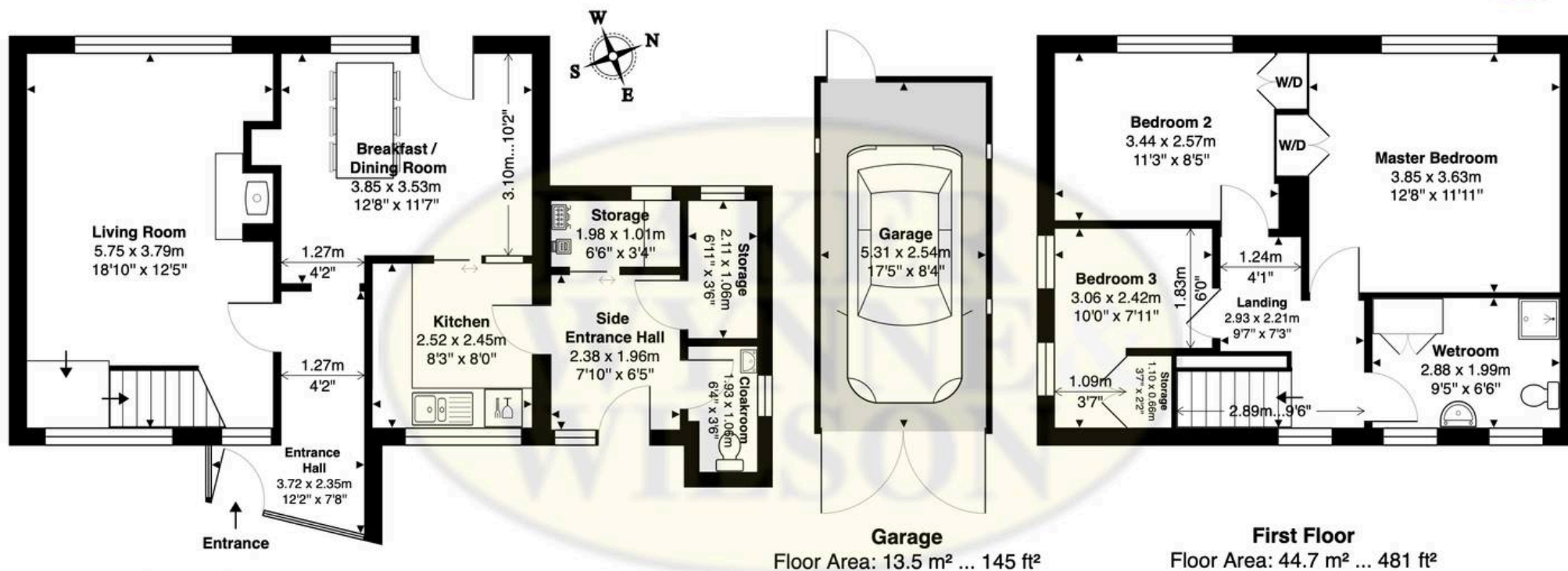
**COUNCIL TAX**

Band E.

**VIEWINGS**

Viewing by appointment with Baker, Wynne & Wilson.





**6 SHREWBRIDGE ROAD, NANTWICH, CHESHIRE, CW5 5TG**

Approximate Gross Internal Area: 118.8 m<sup>2</sup> ... 1279 ft<sup>2</sup> Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.