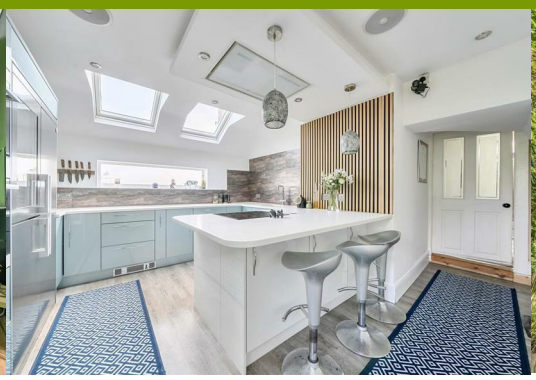
5 BRIDGEWATER STREET

WHITCHURCH | SHROPSHIRE | SY13 1QB



No.5 Bridgewater Street is a wonderful period Victorian Family Home presented to an exceptional standard. The property has three reception rooms, breakfast kitchen with integrated appliances and breakfast bar. Lower ground floor laundry & games room, four / five bedrooms and three bathrooms. It is close to the town centre and has a large rear garden and off street parking.

Fixed Asking Price £425,000

3 4 3 C

- **Spacious Victorian Family Home**
- **Close to the Town Centre**
- **Wonderful Period Features**
- **Balcony Overlooking Gardens**
- **Off Street Parking Spaces**
- **Large West Facing Gardens**

Location - Whitchurch

The property is located close to the centre 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. There is also a junior school and secondary school close by and the railway station is only 1/2 of a mile away.

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. Whitchurch boasts a new swimming and leisure centre just a short walk away from this property as well as the well known Jubilee Park having the more recent addition of a skate park. Also, a short walk away is a brand new 4.6-million-pound health centre which would be tremendously convenient for nearby residents.

Brief Description

Halls are delighted to be instructed to sell 5 Bridgewater Street by private treaty.

The property has been restored and enhanced by the current owners to provide spacious family accommodation over four floors with the convenience of being close to the centre of Whitchurch. In addition to this property there is also the option to buy The Nook, 6 Bridgewater Street which is attached to the lower ground floor and is currently being let out as a holiday rental.

There is a canopied front entrance porch and front door that opens into the entrance porch. Above the front door is a beautiful stained glass window. The porch has coat hooks and a bench seat. Doorway through to the reception hall which has feature high ceilings and decorative cornices. From the hall there is access to the three reception rooms. To the front is a living room with feature fireplace and log burning stove. Also to the front is a family room / studio with windows to the front and side and also has a store cupboard and store room. To the rear is a dining room with double doors that lead onto the balcony. The bespoke kitchen has a wide range of appliances including AEG fridge / freezer with wine chiller, oven and induction hob, microwave oven and dishwasher. There is a drainer sink unit and extensive worktops and breakfast bar. There are inset spotlights and a Bluetooth speaker system in the ceiling. There is a door from the kitchen to the canopied balcony which has a quarry tiled floor and West facing view over the rear gardens.

From the hall there is a staircase that leads down to the basement where there is a utility area, storage and access to a basement room currently used as the family games room. There is access from the utility area to a covered area, gardeners W.C and laundry room with plumbing for a washing machine.

Stairs ascend from the reception hall to the first-floor landing. There is a spacious master bedroom to the rear with dressing area and fitted wardrobes. There is a door that leads to a secret en-suite bathroom which comprises free standing bath, shower enclosure, two wash hand basins and W.C. The en-suite has electric under floor heating. There are windows with shutters to the front. There are two further double bedrooms both with dual aspect windows with shutters and a family shower room with two wash hand basins, large walk-in shower, electric under floor heating and window with shutters to the front.

There is a new staircase that ascends to a recently converted loft which comprises a large double bedroom, single bedroom / dressing room and a shower room with W.C and wash hand basin. The property is located in a conservation area and also has gas fired heating.

Outside & Gardens

The property is accessed from Bridgewater Street to the front door. The drive is located off Minshall Court. There is a sliding gate that opens to the parking area and gardens. The West facing sunny gardens are designed with low maintenance in mind. There is a lovely sound of birdsong from the trees that are in the neighbouring properties and there are some raised beds and a timber garden shed.

Directions

From the centre of Whitchurch drive out on Doddington and turn left into Bridgewater Street and the property is located on the left hand side.

What 3 Words

///safely.puddings.tastings

The Nook, 6 Bridgewater Street

In addition to the sale of 5 Bridgewater Street the vendors also own The Nook which they currently let out as a holiday let and over the past few years has averaged over £30,000 pa gross income. This is also being marketed and is available to purchase fully furnished for £250,000 subject to contract. The hot tub is avaialable by separate negotiation.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

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 £36 (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.

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

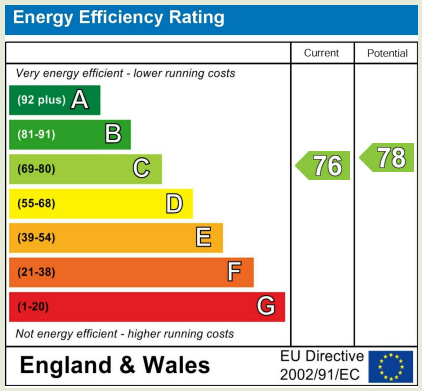
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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

Approximate Area = 2517 sq ft / 233.8 sq m
Limited Use Area(s) = 286 sq ft / 26.6 sq m
Outbuildings = 29 sq ft / 2.7 sq m
Total = 2832 sq ft / 263.1 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: 1447688



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

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