



Marlins Brook, 17 St Alkmunds Meadow,
Whitchurch, SY13 1GY

Helping *you* move



Marlins Brook, 17 St Alkmunds Meadow, Whitchurch, SY13 1GY Offers In Region Of £370,000



A spacious five-bedroom detached family home, ideally located a stone's throw from Whitchurch town centre. Offering generous accommodation, no upward chain, master en suite, garage, car port, driveway parking and a tiered rear garden with lawn and paved seating area.

- Five-bedroom detached family home
- Walking distance to Whitchurch town centre
- Offered with no upward chain
- Spacious and versatile accommodation throughout

- Master bedroom with en suite shower room
- Generous brick paved driveway, car port and garage
- Tiered rear garden with lawn and paved seating area
- EPC tbc, Council Tax Band E



Situated just a stone's throw from Whitchurch town centre, this spacious five-bedroom detached property offers generous accommodation throughout and is available with no upward chain.

The ground floor features a welcoming entrance hall, convenient cloakroom, spacious lounge, separate dining room, well-appointed kitchen, and a useful utility room. Upstairs, the property provides five well-proportioned bedrooms, including a master bedroom with en suite shower room, along with a family bathroom.

Externally, the home benefits from a generous brick paved driveway providing ample off-road parking, a car port, and a single garage. The tiered rear garden is a good size, featuring lawned areas and paved seating space - perfect for outdoor entertaining or relaxing.

Offering excellent living space in a sought-after location close to local amenities, this impressive detached home is ideal for families looking for space, convenience, and comfort.



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.



Barbers

Helping *you* move

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 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.

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.

DIRECTIONS

Approaching into town from the London Road mini roundabout, take the second exit onto Bargates. Take the first right into St. Alkmunds Meadow and it can be found at the end of the road.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

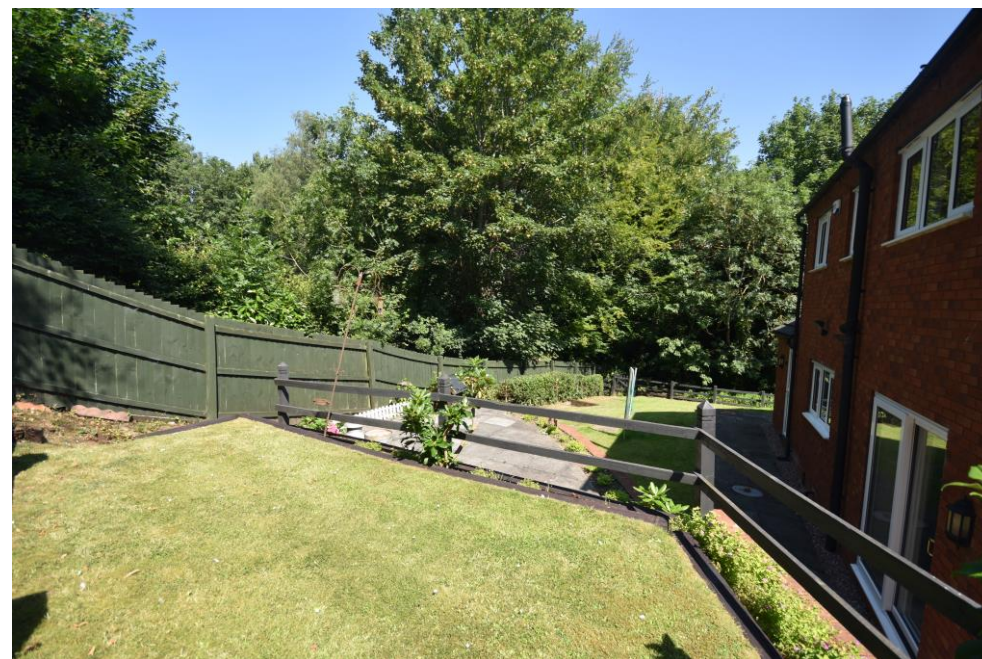
METHOD OF SALE

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.

WH40384 080726



LOUNGE
14' 4" x 14' 2" (4.37m x 4.32m)

KITCHEN
11' 8" x 10' 2" (3.56m x 3.1m)

UTILITY ROOM
8' 2" x 7' (2.49m x 2.13m)

DINING ROOM
10' 3" x 9' 9" (3.12m x 2.97m)

MASTER BEDROOM
11' x 10' (3.35m x 3.05m)

ENSUITE
5' 7" x 5' 5" (1.7m x 1.65m)

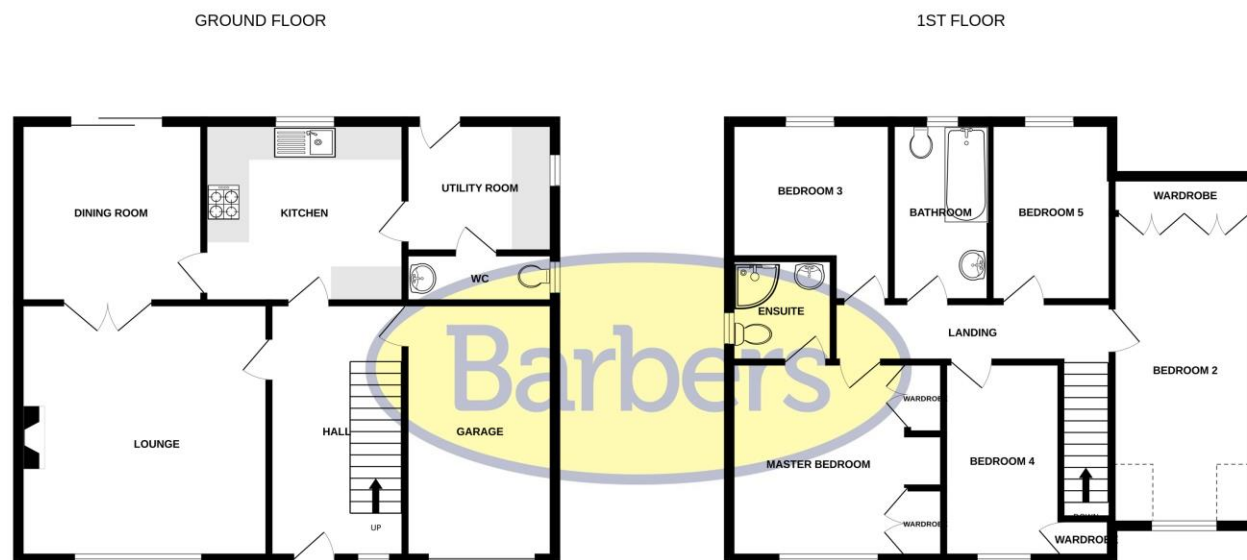
BEDROOM TWO
13' 2" x 8' 2" (4.01m x 2.49m)

BEDROOM THREE
9' 1" x 8' 1" (2.77m x 2.46m)

BEDROOM FOUR
10' 3" x 7' 2" (3.12m x 2.18m)

BEDROOM FIVE
10' 7" x 6' 6" (3.23m x 1.98m)

BATHROOM
10' 3" x 5' 3" (3.12m x 1.6m)



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.
Made with Metropix ©2026



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH