



5 Burway Drive, Whitchurch, SY13 1TN

Helping *you* move



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Freehold £375,000



A well-arranged four-bedroom detached home in a quiet Whitchurch cul-de-sac, offering a bright lounge through to a dining room, a smart kitchen with island, utility, office, WC, conservatory, four bedrooms including a generous master with ensuite, a further shower room, extensive parking, double garage and a great-sized rear garden ready for personalisation.

- Spacious detached four bedroom house
- Modern kitchen/breakfast room
- Four reception rooms
- Seperate utility room
- Master bedroom with a modern shower room ensuite
- Double garage
- Plenty of off road parking
- Great sized rear garden
- EPC tbc, Council tax band E



A spacious four bedroom detached home set in a nice residential area of Whitchurch, positioned at the end of the road for added privacy. The property offers a practical layout with multiple reception rooms and generous parking.

To the right of the entrance is a bright lounge that flows through to a formal dining room, offering space for a good sized table and chairs. Adjacent is a well presented kitchen featuring an island for breakfast seating and a generous understairs storage cupboard. From here, a useful utility room leads through to an office or additional reception room, which also offers potential as a downstairs bedroom. There is also a downstairs WC. At the rear, a conservatory overlooks the garden and adds another flexible living space.





Upstairs are four bedrooms, three being good sized doubles and a single bedroom. The master bedroom is notably spacious, with a seating area and an ensuite shower room. A further shower room serves as the family bathroom.

Outside, the property benefits from a substantial amount of parking at the front along with a double garage. The rear garden is a great sized plot, a blank canvas ready for the next owners to personalise.



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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 pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Solar Panels. 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.

DIRECTIONS

From Newport Road turn into Edward German Drive and Burway Drive will be found on the right hand side. The property is at the end of the road on the left hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 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.

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LOUNGE

13' 1" x 12' 9" (3.99m x 3.89m)

DINING ROOM

10' 7" x 10' 4" (3.23m x 3.15m)

KITCHEN/BREAKFAST ROOM

13' 9" x 10' 7" (4.19m x 3.23m)

UTILITY ROOM

7' 9" x 6' 4" (2.36m x 1.93m)

CONSERVATORY

10' 8" x 10' (3.25m x 3.05m)

OFFICE/GYM

13' 7" x 8' (4.14m x 2.44m)

MASTER BEDROOM

16' 1" x 14' 8" (4.9m x 4.47m)

ENSUITE

6' 6" x 6' 2" (1.98m x 1.88m)

BEDROOM TWO

12' 7" x 9' 7" (3.84m x 2.92m)

BEDROOM THREE

13' 3" x 8' 1" (4.04m x 2.46m)

BEDROOM FOUR

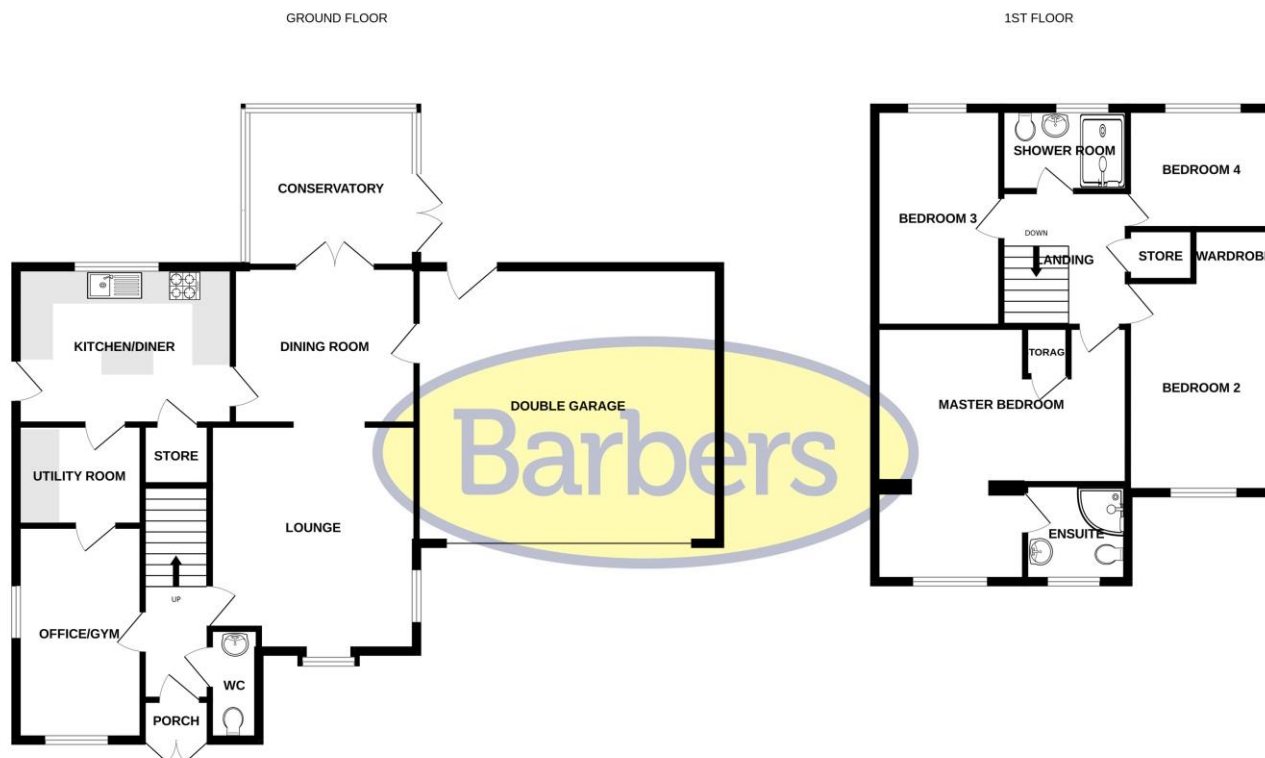
9' 4" x 7' 8" (2.84m x 2.34m)

SHOWER ROOM

8' x 5' 3" (2.44m x 1.6m)

GARAGE

19' 2" x 17' 9" (5.84m x 5.41m)



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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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 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.



WHITCHURCH
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