



Helping *you* move



4 Sunnybank, Ash Magna, SY13 4DS

Set within the peaceful village of Ash Magna, this lovely semi-detached two-bedroom home offers a front porch, bright lounge, modern open-plan kitchen/diner with boot-room access to the garden, two bedrooms including a handy storage area in bedroom one, a modern family bathroom, well-maintained gardens to the front and rear with driveway parking, and is an ideal choice for first-time buyers, downsizers or anyone seeking a well-kept home in a friendly village setting.

Offers in the Region of

£225,000

4 Sunnybank, Ash Magna, SY13 4DS

Overview

- Well presented semi-detached house
- Two bedrooms
- Popular Village location
- Modern open plan kitchen/diner
- Bright lounge
- Well appointed family bathroom
- Neatly presented front and rear gardens
- Off road parking
- EPC D
- Council tax band A



A lovely semi-detached two-bedroom home set within the peaceful village of Ash Magna, a location known for its friendly atmosphere and excellent local amenities including a renowned inn, village hall, church, tennis court and bowling green. The property also offers potential to extend, subject to the necessary local authority consents. The accommodation begins with a useful front porch, ideal for coats and shoes, before leading into a bright and welcoming lounge. To the rear, a modern open-plan kitchen/diner provides a sociable space for everyday living, complemented by a practical boot-room area with direct access to the garden. Upstairs, there are two bedrooms, with bedroom one featuring a handy storage area, along with a modern family bathroom fitted with a bath and shower over.

Outside, the rear garden is well maintained and includes a patio seating area, while the front offers a lawned garden and a driveway providing off-road parking. This is a great home for first-time buyers, downsizers or anyone looking for a well-kept property in a friendly village setting.

Location:

The property is situated in the village of Ash Magna with a local inn, village hall, church, tennis court and bowling green. The historic North Shropshire market town of Whitchurch is approximately 2 miles away and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. From Whitchurch the larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 22 miles approximately.



AGENTS NOTE

The current owners previously obtained planning permission for the erection of single storey rear/side extensions under planning reference 21/05690/FUL. We understand this permission has now expired. Interested parties are advised to make their own enquiries with the local authority regarding any future applications or consents.

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

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk



SERVICES

We are advised that mains electricity, water and drainage are available. Oil Central Heating. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch proceed towards Nantwich on the B5398, at the roundabout take the second exit onto the A525, at the next roundabout take first exit onto Ash Road, continue for approximately one and half miles. After entering the village take a left into Church Lane (White Lion Pub is located immediately on your left), continue on and the property can be found after a short distance on the right hand side.

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

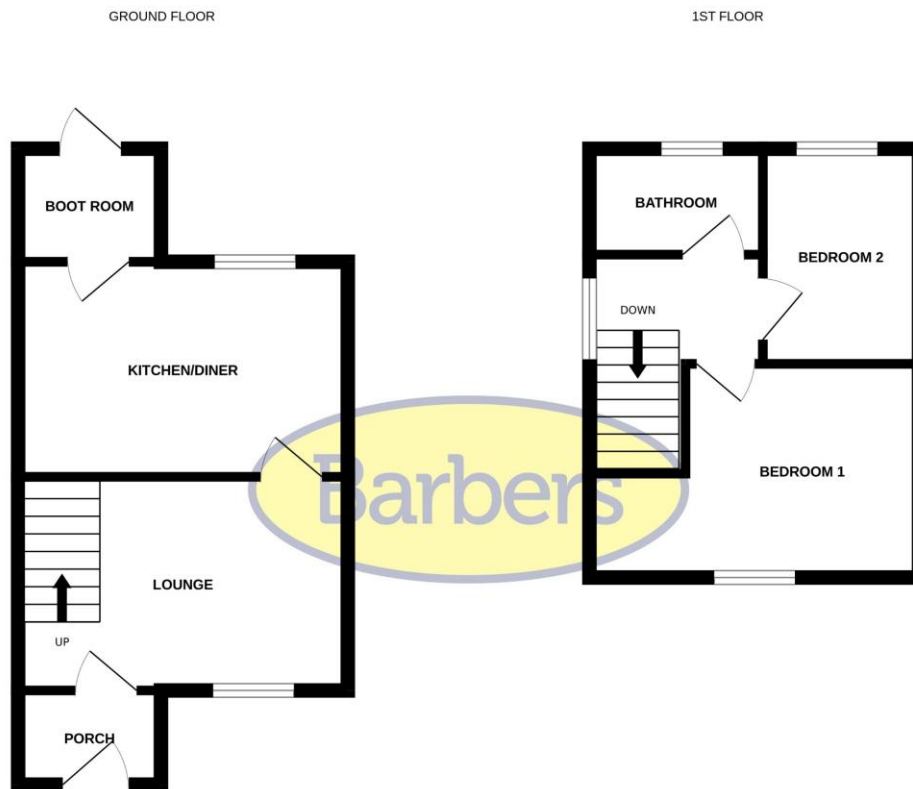
METHOD OF SALE

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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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

13' 5" x 8' 9" (4.09m x 2.67m)

LOUNGE

13' 6" x 8' 8" (4.11m x 2.64m)

BEDROOM ONE

10' 4" x 8' 8" (3.15m x 2.64m)

BEDROOM TWO

9' 2" x 6' 4" (2.79m x 1.93m)

BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)

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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Email: whitchurch@barbers-online.co.uk



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.