



Helping *you* move



## 55 Caldecott Crescent, Whitchurch, SY13 1JW

Set in a Whitchurch cul-de-sac within walking distance of the town centre, this semi-detached property features a generous lounge/dining room, a separate kitchen opening to a large garden with decking, two double bedrooms with built-in storage, a modern bathroom and an external store, and is offered with no upward chain.

Offers in the Region of  
**£155,000**

# 55 Caldecott Crescent, Whitchurch, SY13 1JW

## Overview

- Two bedroom semi-detached house
- Walking distance to the town centre
- Offered with no upward chain
- Spacious lounge/diner
- Kitchen with garden access
- Modern family bathroom
- Outdoor garden storage
- Large garden with a decking area
- EPC D
- Council tax band A



Set within a cul-de-sac close to Whitchurch town centre, this semi-detached home offers a convenient position within walking distance of local schools, shops and everyday amenities. It has a practical layout with well-proportioned rooms and useful built-in storage. The entrance hall leads into a spacious lounge/dining room on the left, featuring a gas fireplace and plenty of room for both seating and dining areas. The separate kitchen provides direct access to the rear garden and decking, creating an easy connection between indoor and outdoor space. Upstairs, there are two generous double bedrooms, each with a built-in storage cupboard, along with a modern family bathroom. Outside, the property enjoys a large rear garden, including a decked area ideal for outdoor dining or relaxation. There is also an external store providing handy space for garden tools and general storage. The property is offered with no upward chain.

## 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.



# Your Local Property Experts

01948 667272



## 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

## 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.  
<https://checker.ofcom.org.uk/>



## VIEWING

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

## DIRECTIONS

From Whitchurch High Street travel into Yardington, turn left at the mini roundabout and at the next roundabout at Sherrymill Hill turn right travelling into Smallbrook Road. Continue until you reach the turning left into Thompson Drive, proceed along this road, turn left into Caldecott Crescent, continue on then take the second left hand turn where the property can be found at the end of the road on the left 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.

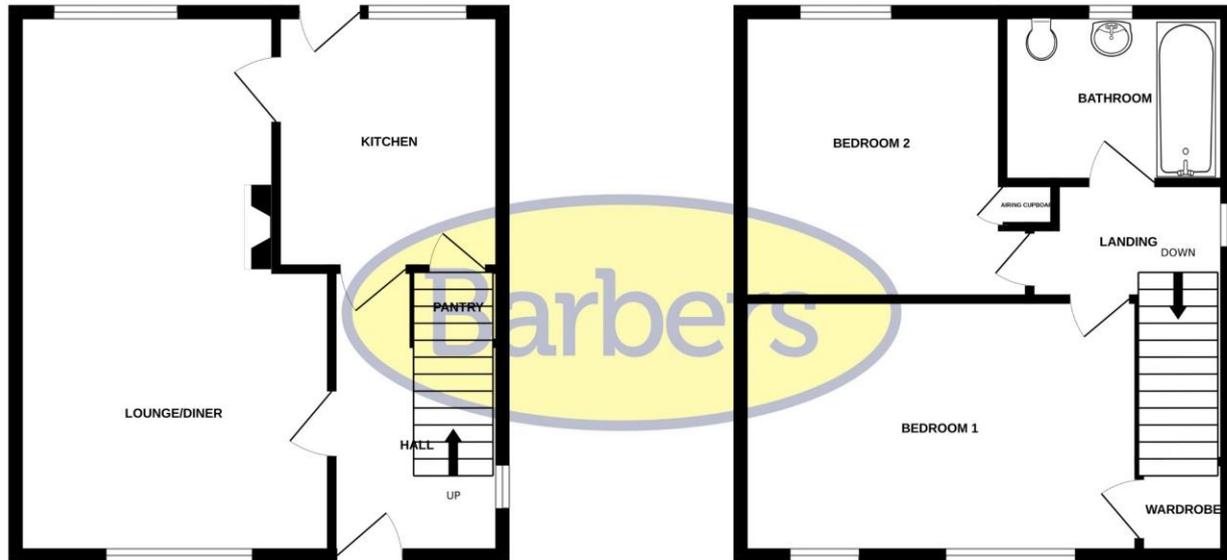
## AML REGULATIONS

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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GROUND FLOOR

1ST FLOOR



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**

9' 3" x 8' 8" (2.82m x 2.64m)

**LOUNGE/DINING**

19' 4" x 9' 1" (5.89m x 2.77m)

**BATHROOM**

6' 8" x 5' 4" (2.03m x 1.63m)

**BEDROOM ONE**

14' 3" x 8' 4" (4.34m x 2.54m)

**BEDROOM TWO**

10' 7" x 10' 5" (3.23m x 3.18m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.