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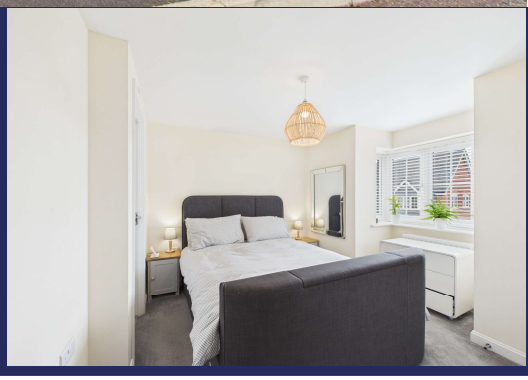

41 Weaver Brook Way, Wrenbury, CW5 8FS

Offers in the Region of

£365,000

Superbly presented three-bedroom family home in sought-after Wrenbury. Stylish contemporary kitchen, light-filled lounge, three double bedrooms, en-suite, established private garden with pergola and summer house, plus parking for two cars and a single garage.

41 Weaver Brook Way, Wrenbury, CW5 8FS

Overview

- Superbly presented three-bedroom family home
- Four large bay windows providing an abundance of natural light
- Three well-proportioned double bedrooms
- Beautifully established private garden with wooden pergola and summer house
- Parking for two vehicles
- Single garage
- Close to local amenities
- EPC B / Council tax band D

A superbly presented and stylish three-bedroom family home, enviably situated in the highly sought-after village of Wrenbury. Combining contemporary interiors with generous proportions and an attractive established garden, this impressive property offers an exceptional blend of modern living, comfort and style. The attractive frontage sets the tone for this welcoming family home, with four large bay windows creating a wonderfully light and airy feel throughout

The ground floor features a stylish, contemporary kitchen, complete with a range of fitted appliances and finished to a sleek, modern standard. French doors open onto the beautifully established garden, creating a bright and inviting space that is perfectly suited to both everyday family life and entertaining.

The lounge provides a sophisticated yet comfortable retreat, with generous natural light creating an inviting space in which to relax, unwind or entertain guests. Upstairs, the property continues to impress, offering three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite, while the family bathroom features a bath with overhead shower.

Externally, the property enjoys a well-established and attractive garden, providing a private setting for outdoor dining, entertaining and relaxation. A charming wooden pergola and summer house add further versatility and character to the outdoor space.

The property is further complemented by off-road parking for two vehicles and a single garage, providing excellent practicality alongside its considerable aesthetic appeal.

Location

Situated in a lovely rural location on the edge of the picturesque village of Wrenbury which has all that is required for day-to-day living - Village Stores and Post Office, Doctors Surgery, Primary School, Bowling Green, Tennis Courts and Football Pitches. Wrenbury stands approximately five miles from the market town of Nantwich with its impressive selection of cafes, restaurants, independent boutique shops and larger amenities. The busy market town of Whitchurch is only 6 miles away and sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities.

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 band tax D. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

SERVICES
We are advised that mains electricity, water and drainage are available. Heat source air pump. 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, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

DIRECTIONS
From the A525 Whitchurch bypass, continue in the direction of Nantwich/Audlem for approximately 4 miles, before turning left onto Rockery Lane, signposted Aston and Wrenbury. Continue through Aston, following signs for Wrenbury and Wrenbury Station. On reaching Wrenbury, turn left at the T-junction onto Nantwich Road, then turn left onto New Road, signposted Marbury/Whitchurch. Continue along New Road, turning left under the railway bridge and then left into Ossmere Lane. Continue to Weaver Brook Way, where CW5 8FS is located.

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 B. 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.

MANAGEMENT COMPANY
We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this will be approximately £500 per annum. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

WH41082 05102026

LOUNGE
17' 99" x 10' 7" (7.7m x 3.23m)

KITCHEN
15' 47" x 10' 59" (5.77m x 4.55m)

DOWNSTAIRS WC
5' 21" x 3' 72" (2.06m x 2.74m)

BEDROOM ONE
12' 10" x 11' 61" (3.91m x 4.9m)

EN SUITE
6' 78" x 4' 86" (3.81m x 3.4m)

BEDROOM TWO
11' 05" x 10' 94" (3.48m x 5.44m)

BEDROOM THREE
10' 95" x 6' 89" (5.46m x 4.09m)

SINGLE GARAGE
17' 42" x 8' 11" (6.25m x 2.72m)

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
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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 but, please contact us before viewing the property.