



8 Badger Crescent, Whitchurch, SY13 4JL

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Situated in a sought-after residential area in Whitchurch, this well-presented four-bedroom detached family home features a bright open-plan kitchen/diner with utility and storage, a spacious dual-aspect lounge, four good-sized bedrooms across three floors with modern bathrooms including an en-suite, and a well-kept garden, single garage and off-road parking.

- Modern detached four bedroom house
- Bright and spacious open-plan kitchen/diner
- Generous lounge with dual aspect bay windows
- Popular residential location near to town centre
- Enclosed rear garden with patio and lawn
- Master bedroom with an ensuite and dressing area
- Two well appointed family bathrooms
- Single garage and off road parking
- EPC B, Council tax band E



A well-presented four-bedroom detached family home set within a popular residential area of Whitchurch, located approximately a 10-minute walk from the town centre and within easy reach of local amenities including shops, schools and everyday services. The property offers a bright and welcoming layout, beginning with an open-plan kitchen/diner featuring modern fitted appliances and a generous seating area overlooking the garden, with patio doors providing plenty of natural light. Off the kitchen is a useful utility room with additional storage, along with further understairs storage. The ground floor also includes a downstairs WC and a spacious lounge with dual-aspect bay windows. On the first floor, the master bedroom benefits from a dedicated dressing/wardrobe area and a modern





en-suite shower room. Bedroom two is also located on this floor, served by a contemporary family bathroom. The second floor offers two further good-sized bedrooms and an additional modern shower room, making it an ideal layout for families or guests.

Outside, the property enjoys a well-maintained rear garden with a lawned area and a large patio space perfect for seating and outdoor dining. A single garage and off-road parking complete the accommodation.



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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. 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.

MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is currently £267.18 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

DIRECTIONS

From the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into The Squirrels and then turn left into Badger Crescent, the property can be found shortly after 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

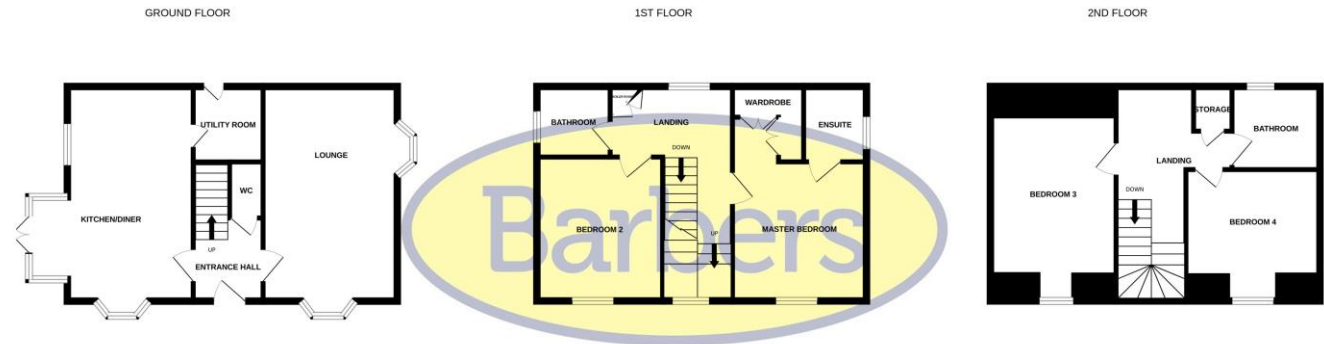
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had 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.

AGENTS NOTE

Access to the property is gained over a private driveway serving six neighbouring properties. The driveway is fitted with a collapsible bollard to restrict through traffic. The seller reports that it has been maintained in excellent order and that no maintenance costs have been incurred during their ownership.

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|---|--|
| KITCHEN/DINER
17' 7" x 13' 6" (5.36m x 4.11m)(max) | BEDROOM FOUR
11' 3" x 7' 4" (3.43m x 2.24m) |
| UTILITY ROOM
5' 7" x 5' 6" (1.7m x 1.68m) | BATHROOM
5' x 4' 8" (1.52m x 1.42m) |
| LOUNGE
17' 11" x 10' 8" (5.46m x 3.25m) | GARAGE
16' 7" x 9' (5.05m x 2.74m) |
| MASTER BEDROOM
11' 2" x 10' 3" (3.4m x 3.12m) | |
| ENSUITE
7' 1" x 4' 5" (2.16m x 1.35m) | |
| BEDROOM TWO
10' 9" x 9' 7" (3.28m x 2.92m) | |
| BATHROOM
6' 5" x 5' 5" (1.96m x 1.65m) | |
| BEDROOM THREE
14' x 9' 7" (4.27m x 2.92m) | |



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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MARKET DRAYTON
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