



41 CREWE ROAD | SHAVINGTON | NEAR NANTWICH | CHESHIRE | CW2 5JE | OFFERS OVER £475,000



Occupying a desirable prime position within the ever popular village of Shavington with its facilities & excellent transport links within easy reach including mainline railway station to London Euston.

The delightful period village house with a stunning SOUTH FACING garden has undergone a recent scheme of enhancement & improvement by the present vendors to create a peaceful calm retreat. The improvements completed include the fitting of a sleek kitchen, redecoration and new carpets. Although a wonderfully comfortable family friendly home in its present configuration there is in fact ample opportunity for buyers to extend the existing accommodation if required both to the side & to the rear (LAPSED PLANNING PERMISSION).

From the stylish interiors to the generous well established & superbly stocked lawned front & rear gardens, buyers will be very much impressed by all the features the property offers.

The glorious property briefly comprises; Enclosed Entrance Porch, Entrance Hall, Spacious dual aspect Living Room, Dining Room, recently fitted Kitchen with integrated appliances.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Study / Dressing Room, Family Bath & Shower Room, Separate Shower Room.

Extensive driveway enabling off road parking for several vehicles (which could also be further enlarged if required) plus attached single garage. Nestled in a convenient position the property stands well within its desirable gardens.

Buyers will certainly be able to 'live their best life' in this beautiful village residence with plenty of amenities close by.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the second and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. At the main crossroads turn left at the traffic lights into Crewe Road. The property will be observed on the left hand side.

LOCATION – SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



AGENTS NOTE:-

The delightful period village house has undergone a recent scheme of enhancement & improvement including the fitting of a sleek fitted kitchen, redecoration and new carpets. Although a wonderfully comfortable family friendly home there is in fact ample opportunity for buyers to extend the existing accommodation if required both to the side & to the rear (LAPSED PLANNING PERMISSION). Buyers will certainly be able to 'live their best life' in this beautiful village residence with plenty of amenities close by. From the stylish interiors to the generous gardens to the front & rear buyers will be very much impressed by all the property offers. The vendors are motivated and ready to move on to a new adventure allowing new owners to do the same at No 41.

VIEWING IS A MUST!



ENCLOSED ENTRANCE PORCH 8'7 x 2'9

ENTRANCE HALL 10'0 x 8'11

CLOAKS WC 5'4 x 4'10





SPACIOUS LIVING ROOM WITH DUAL ASPECT 28'9 x 11'11





DINING ROOM 9'0 x 8'11

KITCHEN BREAKFAST ROOM 15'9 x 11'8





FIRST FLOOR LANDING 9'0 x 7'4

BEDROOM ONE 12'10 x 11'9

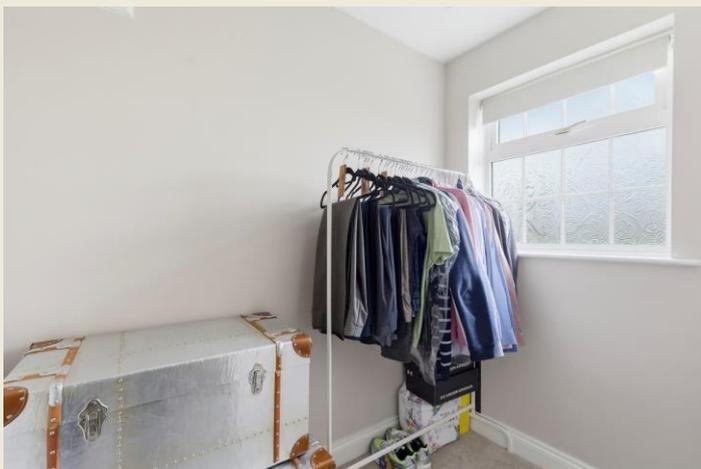




BEDROOM THREE 11'11" x 9'1"

SEPARATE WC 6'10" x 3'5"

STUDY / DRESSING ROOM 6'6" x 6'2"





BEDROOM TWO 13'3 x 11'9

FAMILY BATH & SHOWER ROOM 9'0 x 5'9

BEDROOM FOUR 9'0 x 9'0





VIEW OF REAR GARDEN FROM THE FIRST FLOOR (ABOVE)

EXTERIOR

The fine home with a stunning SOUTH FACING garden stands wonderfully within its highly generous mature well stocked gardens which feature a plethora of shrubs, plants and trees to both the front & rear. Predominantly laid to lawn there are glorious established shaped borders, specimen shrubs including Camelia and plenty of seating spots.

The property is approached through a pillared entrance with double opening gates, which opens to a large driveway providing plenty of off road parking facilities. Should buyers wish to accommodate a motorhome or caravan etc, there is also scope to remove a portion of the front lawn to create additional parking space.

Overall the family friendly rear garden having the benefit of not being directly overlooked is absolutely wonderful and is sure to impress anyone yearning to have space to play, relax, entertain & cultivate.

ATTACHED SINGLE GARAGE 16'1 x 8'9

Store accessed through the garage 7'11 x 3'0 & additional store to the rear with garden access 8'4 x 3'10.

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains water, gas, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



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"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

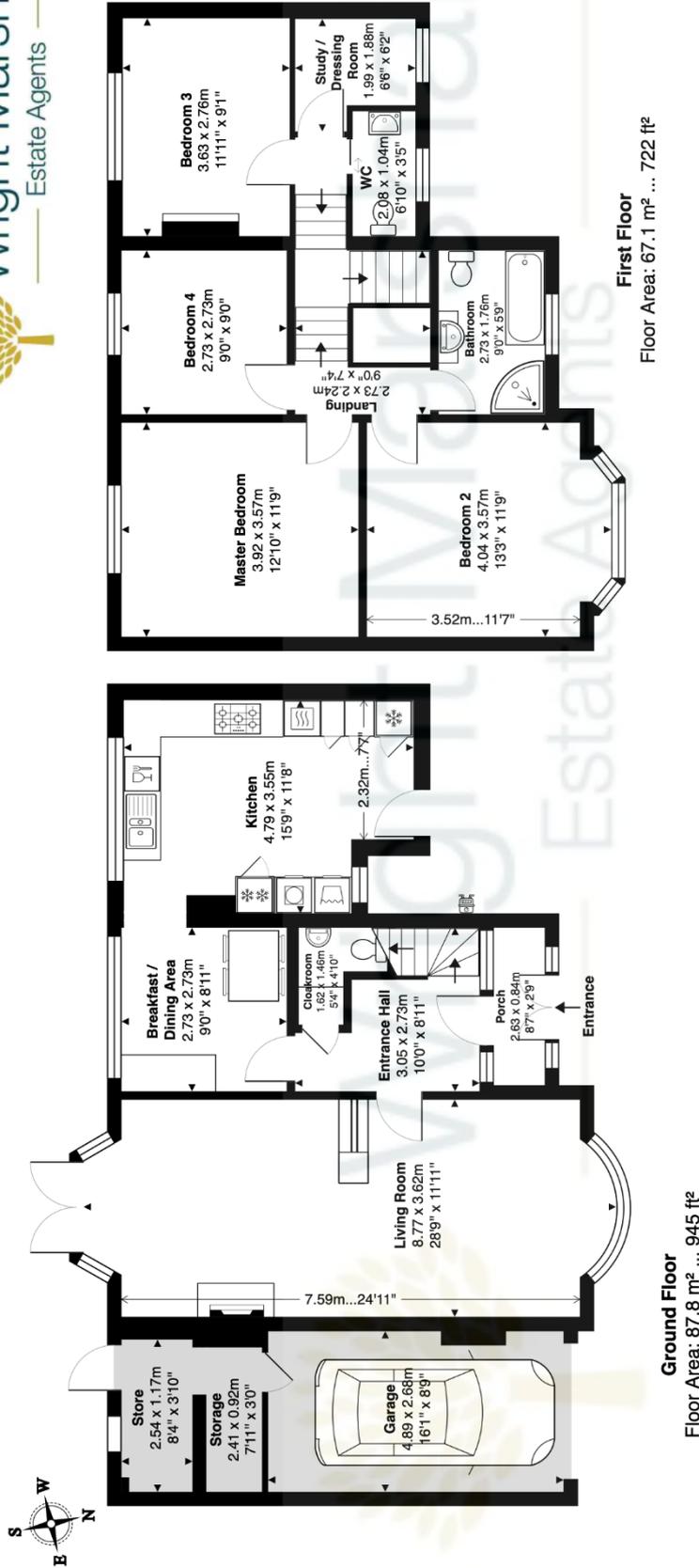
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.









41 CREWE ROAD, SHAVINGTON, CREWE, CHESHIRE, CW2 5JE

Approximate Gross Internal Area: 154.8 m² ... 1667 ft² Includes Garage / Storage & Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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