



Helping *you* move



Navarac, Golf House Lane, Prees Heath, Whitchurch, SY13 3JU

Offers in the Region of
£350,000

NO UPWARD CHAIN. A five bedroom detached dormer bungalow with versatile living accommodation and attached garage. Occupying a generous plot with a large driveway for multiple vehicles.

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Overview

- Detached Dormer Bungalow
- Five Bedrooms
- Kitchen and Lounge
- Bathroom and Shower Room
- Attached Garage and Large Driveway
- Generous Plot
- Viewing Recommended
- EPC E
- Council Tax Band D
- Freehold



Location

Situated less than a mile from the village of Tilstock, which provides primary school, church, bowling club and inn. Whitchurch is approximately 2 miles away and is a busy, historical market town which 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. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

Offered for sale with no upward chain. Navarac is a spacious Five Bedroom Detached Dormer Bungalow situated on a generous plot with a large driveway providing ample parking for multiple vehicles and benefits from an attached Garage. The versatile and flexible accommodation comprises Entrance Hall, Lounge, Kitchen, Utility, Five Bedrooms, Bathroom and Shower Room and could be further adapted to accommodate multi-generational living. It is also ideal for those who mainly work from home but require good road links, because they travel to the office on a regular basis. Outside, the property is approached over a sizeable gravel driveway, and to the rear is a good-sized garden which is mainly laid to lawn. As well as the excellent road links, there is also a local convenience store within walking distance, and the market town of Whitchurch is a 5 minute drive away.



Your Local Property Experts

01948 667272



AGENTS NOTE

Please be advised that that part of the land at Navarac has outline planning permission, with conditions, for one detached bungalow, with access. Application Number: 23/03374/OUT. This land is not included in the sale of Navarac and is being sold separately. Please contact our office for further information.

SERVICES

We are advised that mains electricity, water and drainage are available. Oil fired 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/>



VIEWING

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

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.

DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury, upon reaching the Prees Heath roundabout (at the end of the dual carriageway) turn back towards Whitchurch and then take the left hand turn towards Tilstock where the turning for Golf House Lane will be found on the left. After a short distance Navarac will be found 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 E. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

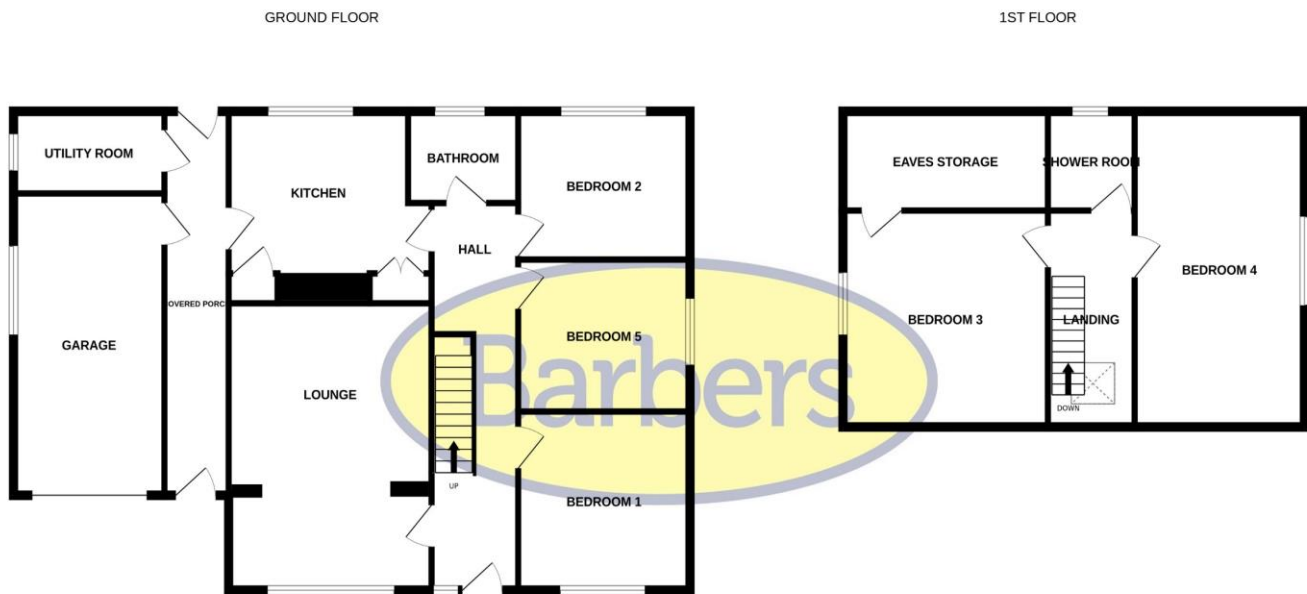
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

WH30408 15022024



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.
Made with Masterplan 201924

LOUNGE

13' 1" x 17' 9" (3.99m x 5.41m)

BEDROOM ONE

10' 9" x 10' 9" (3.28m x 3.28m)

BEDROOM FIVE

9' 3" x 10' 9" (2.82m x 3.28m)

BEDROOM TWO

9' 3" x 10' 9" (2.82m x 3.28m)

BATHROOM

5' 5" x 7' 2" (1.65m x 2.18m)

KITCHEN

9' 8" x 13' 3" (2.95m x 4.04m)

UTILITY ROOM

9' 8" x 4' 8" (2.95m x 1.42m)

BEDROOM THREE

13' 3" x 10' 9 MAX" (4.04m x 3.28m)

SHOWER ROOM

6' 4" x 5' 2" (1.93m x 1.57m)

BEDROOM FOUR

10' 8" x 19' 1 MAX" (3.25m x 5.82m)

GARAGE

18' 4" x 9' 9" (5.59m x 2.97m)

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.