



Meadow Court, Tarporley Road,
Whitchurch, SY13 1LR

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Offers In Region Of £500,000



- Spacious Detached Bungalow
- Two Double Bedrooms
- Sought After Location
- Attractive Gardens

- Paddock measuring approx 0.8 acres with stables and tack room
- Large Driveway, Carport and Garage
- No Upward Chain
- EPC D, Council Tax Band F



Offered for sale with no upward chain, this very spacious two bedroom detached bungalow is situated in a most sought after area of Whitchurch and is within easy walking distance of the town centre and local amenities. Although requiring some modernisation, it offers great size accommodation, attractive gardens and also benefits from a paddock to the rear measuring approximately 0.8 acres with stables and tack room. All rooms at the rear of the property have views across the valley and the accommodation comprises Entrance Porch, Hallway, large Lounge opening into Dining Room, Conservatory with French doors onto the rear garden, Kitchen/Breakfast Room, Utility Room, Master Bedroom with En Suite Bathroom, Second Bedroom with separate Dressing Room and there is also a Shower Room. There is also a large roof space accessed via a staircase in the garage. From Tarporley Road, the property is approached over a drive with double gates opening onto a substantial brick paved area, providing ample parking space for multiple vehicles. A carport and attached garage providing additional parking. There is an attractive lawned garden to the front mainly laid to lawn with a variety of mature shrubs and plants and there is also a very private enclosed rear garden with patio area, flower beds, greenhouse and timber shed. A particular feature at the side of the property is the raised patio area offering extensive views over the adjoining fields.



LOCATION

Situated in the historic North Shropshire market town of Whitchurch, which sits on the Shropshire/Cheshire/Clwyd borders, and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located nearby which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within approximately 16 to 22 miles.



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CLAWBACK

The property will be subject to a development clawback. i.e. should planning permission for a separate residential development be granted within the paddock on the property within 25 years of completion then the buyer (or their successors in title) will pay the seller (or their successors in title) 25% of any increase in the value of the property attributable to this permission. This will be confirmed by solicitors during pre-contract enquiries.

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.

DIRECTIONS

From our office proceed up High Street onto Church Street and take the second exit on the roundabout onto Bargates. At the next roundabout take the first exit and the second exit at the next roundabout on to Tarporley Road. The property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

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

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.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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.

WH32383 050923



LOUNGE
23' 8" x 13' 7" (7.21m x 4.14m)

DINING ROOM
13' 7" x 13' 0" (4.14m x 3.96m)

CONSERVATORY
10' 1" x 9' 1" (3.07m x 2.77m)

BEDROOM ONE
13' 4" x 13' 0" (4.06m x 3.96m)

EN SUITE
9' 6" x 6' 5" (2.9m x 1.96m)

BEDROOM TWO
13' 1" x 11' 7" (3.99m x 3.53m)

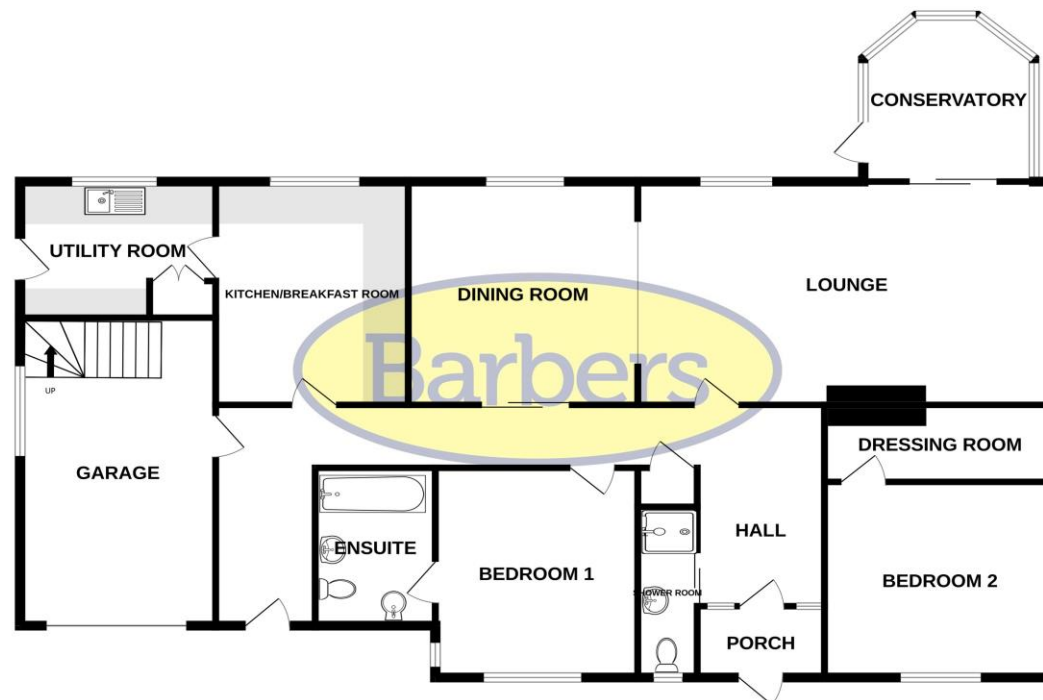
DRESSING ROOM
13' 2" x 4' 5" (4.01m x 1.35m)

KITCHEN/BREAKFAST ROOM
14' 2" x 10' 9" (4.32m x 3.28m)

UTILITY ROOM
11' 1" x 8' 3" (3.38m x 2.51m)

GARAGE
19' 2" x 11' 1" (5.84m x 3.38m)

GROUND 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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WHITCHURCH
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