



31 The Squirrels, Whitchurch, SY13 4JU

Helping *you* move





A beautifully presented four bedroom, three bathroom detached home with carport and single garage, situated in a most sought after residential area of Whitchurch.

- Superb Four Bedroom Detached House
- Built by David Wilson Homes
- Two En Suites and Family Bathroom
- Sought After Residential Location
- Enclosed Garden with Summer House
- Beautifully Presented Throughout
- Carport and Single Garage
- EPC B, Council Tax Band E



This superb four bedroom, three bathroom detached house, built by renowned 5 Star Builders, David Wilson Homes, is situated in a most sought after residential area of Whitchurch and is within walking distance of the town centre. It is beautifully presented throughout and provides great size accommodation comprising Entrance Hall, Cloakroom with WC, generous Lounge with bay window and bespoke shutters and a fabulous open plan Kitchen/Diner with French doors opening onto the rear garden. To the first floor are Four Bedrooms, two of which have built in wardrobes, Two En Suite Shower Rooms and a separate Family Bathroom with modern suite. Externally, there is an enclosed rear garden with a versatile timber Summer House which has electric, heating and wi-fi, making it an ideal space for relaxing or as a home office. The property also benefits from a carport leading to single detached garage, providing excellent parking facilities.



LOCATION

Situated in the busy 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 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.



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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.

MANAGEMENT COMPANY

We are advised that there is a management company and the cost of this is currently £256 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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.

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, continue on then turn right onto the private drive where the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

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

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

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

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.

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LOUNGE
17' 1" x 11' 6" (5.21m x 3.51m)

KITCHEN/DINER
19' 5" x 12' 6" (5.92m x 3.81m)

MASTER BEDROOM
14' 5" x 13' 9" (4.39m x 4.19m)excluding wardrobes

EN SUITE
7' 4" x 4' 7" (2.24m x 1.4m)

BEDROOM TWO
18' 2" x 10' 6" (5.44m x 3.2m)

EN SUITE
7' 3" x 3' 8" (2.21m x 1.12m)

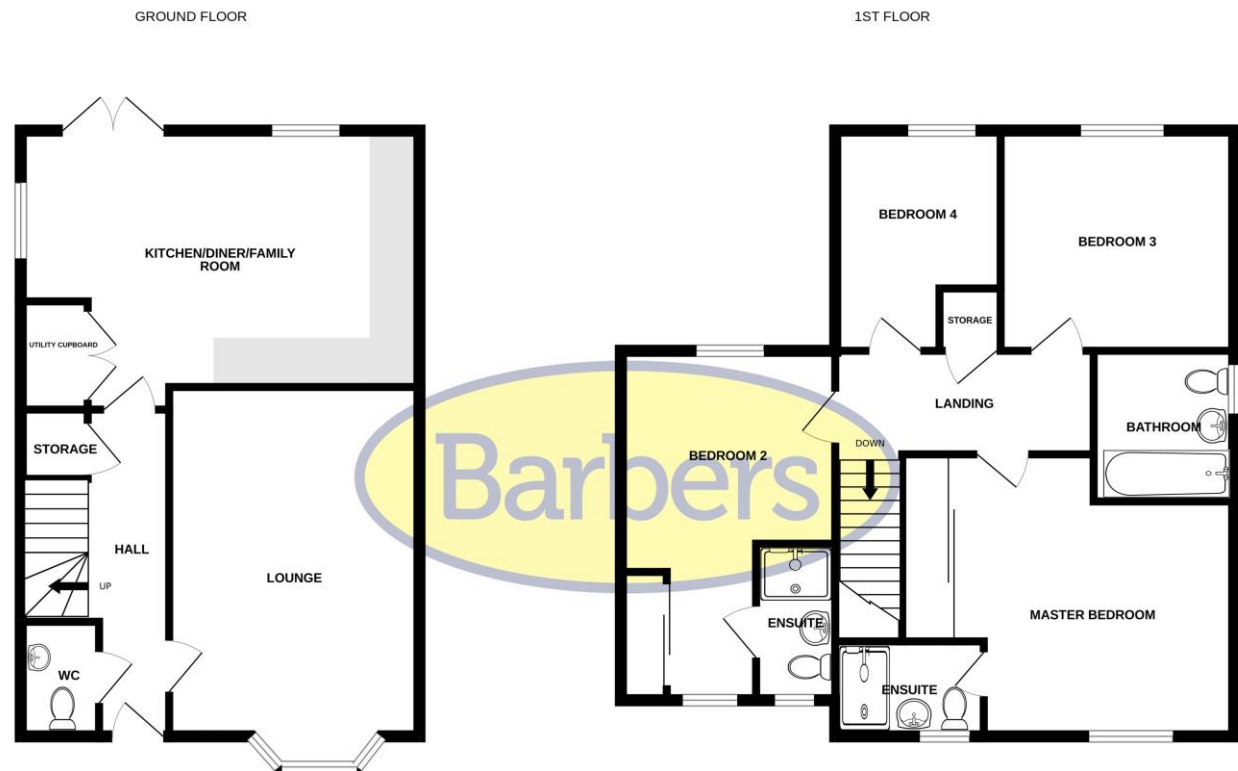
BEDROOM THREE
11' 2" x 9' 6" (3.4m x 2.9m)

BEDROOM FOUR
10' 2" x 7' 8" (3.1m x 2.34m)

FAMILY BATHROOM
7' 0" x 6' 2" (2.13m x 1.88m)

SUMMER HOUSE
7' 7" x 7' 5" (2.31m x 2.26m)

GARAGE
17' 4" x 9' 1" (5.28m x 2.77m)



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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34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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