



Parklands, Gilberts Lane, Whixall, SY13 2PR

Helping *you* move



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Offers In Region Of £600,000



- Superb Detached Country Property
- Three Double Bedroom
- Tranquil Rural Location
- Large Plot Approximately Three Acres

- Substantial Gardens
- Range of Outbuildings
- Long Driveway
- EPC F, Council Tax Band E



Parklands is a fabulous detached country house situated on a generous plot in an idyllic rural location with grounds extending to approximately three acres in total, including beautiful gardens and outbuildings. Enjoying wonderful views over the surrounding countryside, the accommodation has exposed beams throughout and the ground floor comprises Entrance Porch, generous Lounge with open fire, Dining Room with quarry tiled floor, Sitting Room with log burner, open plan Kitchen/Diner, Utility Room and Shower Room. To the first floor are Three Bedrooms and a Family Bathroom. A long driveway provides off road parking and there are two brick outbuildings as well as a corrugated metal outbuilding, all currently used for storage. The substantial gardens are well maintained with lawned areas, meadow planted with an abundance of mature trees, large pond and various paved seating areas, ideal for enjoying the tranquil surroundings. Viewings are highly recommended to fully appreciate this wonderful home and everything it has to offer.



LOCATION

The property is set in an idyllic rural location in the village of Whixall which has a renowned nursery and primary school. It is approximately 5 miles from the market towns of Whitchurch and Wem, both offering a variety of local independent shops, schools, supermarkets and other major retailers. 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 Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.



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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.

SERVICES

We are advised that mains electricity and water are available. Private Drainage. 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/>

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. Proceed through the village of Tilstock, continue on into Coton and after passing the Bull & Dog Inn take the next right turn into Post Office Lane. Proceed for approximately 500m then turn left into Gilberts Lane. Continue on then turn right at the next junction, proceed and the property can be found after approximately 500m on the right 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 F. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council tax band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

WH3517113324



LOUNGE
21' 0" x 14' 0" (6.4m x 4.27m)

DINING ROOM
14' 1" x 8' 0" (4.29m x 2.44m)

KITCHEN/DINER
19' 7" x 10' 6" (5.97m x 3.2m)

SITTING ROOM
14' 0" x 11' 9" (4.27m x 3.58m)

UTILITY
9' 6" x 10' 7" max (2.9m x 3.23m)

BEDROOM ONE
12' 0" x 14' 9" max (3.66m x 4.5m)

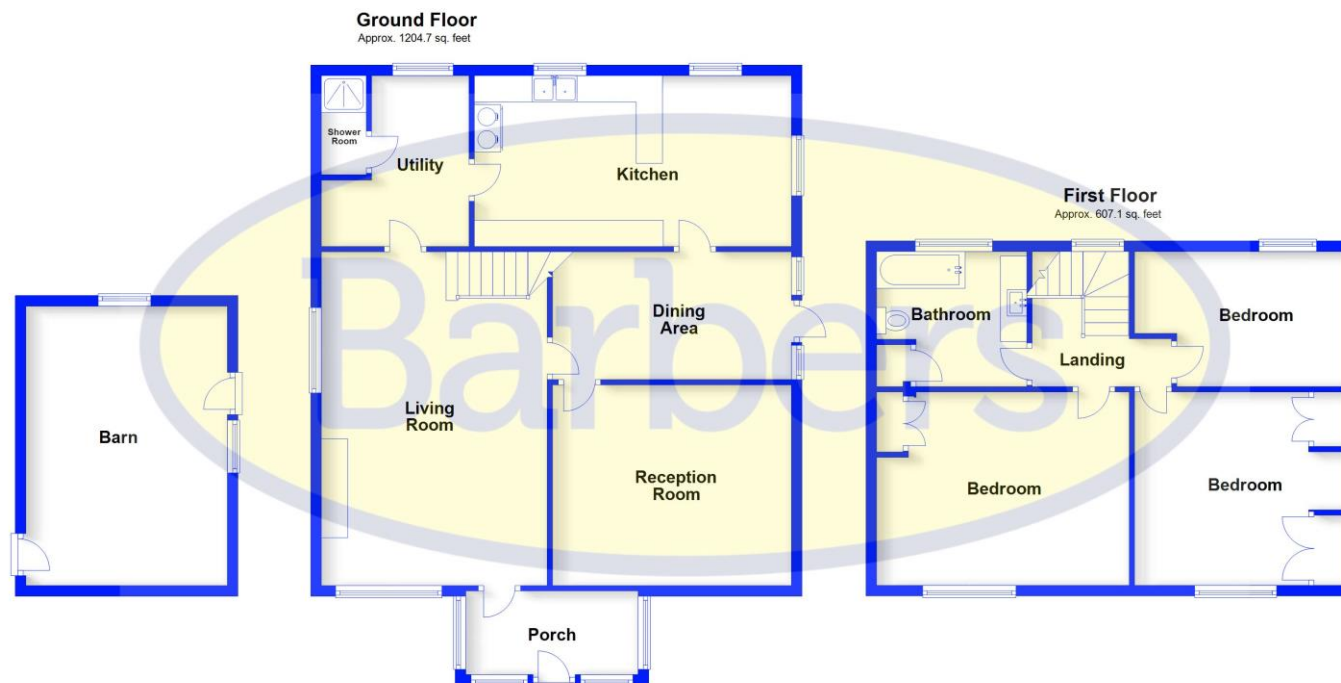
BEDROOM TWO
13' 2" x 11' 9" max (4.01m x 3.58m)

BEDROOM THREE
14' 2" max x 8' 4" (4.32m x 2.54m)

BATHROOM
9' 2" x 8' 3" (2.79m x 2.51m)

BRICK OUTBUILDING 1
10' 7" x 18' 0" (3.23m x 5.49m)

BRICK OUTBUILDING 2
17' 4" x 12' 8" (5.28m x 3.86m)



Total area: approx. 1811.8 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



WHITCHURCH
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