



Helping *you* move



## 8 Walnut Drive, Whitchurch, SY13 1UD

This good size four bedroom detached house is situated towards the end of a quiet cul-de-sac in a popular residential area of Whitchurch and is within easy walking distance of the town centre and local schools.

Asking Price Of  
**£269,500**

# 8 Walnut Drive, Whitchurch, SY13 1UD

## Overview

- Detached House
- Four Bedrooms
- Popular Residential Location
- Lounge, Dining Room
- Kitchen, Utility Room
- Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Within Walking Distance of Town Centre
- EPC D
- Council Tax Band C



## 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.

## Brief Description

Situated in a quiet well-established cul-de-sac, 8 Walnut Drive is a good size Four Bedroom Detached House conveniently located for local schools and town centre amenities. On the ground floor the flexible accommodation comprises Entrance Hall, Lounge leading to a Dining Room which has sliding patio doors to the attractive rear garden; a modern Kitchen leading to a large Utility Room which has its own Entrance Door from outside, and a ground floor Bedroom which could also be used as a Playroom, Study or TV Room. The first floor boasts Two Double Bedrooms and a Single Bedroom; finally, a contemporary Family Shower Rooms completes the accommodation.



Outside, to the front of the property there is a lawn as well as a drive providing off-road parking; and to the rear there is an enclosed rear garden mostly laid to lawn with a decked area which is ideal space in which to relax and enjoy being outdoors when weather permits.

Viewing of this property is recommended to appreciate everything this competitively priced home has to offer.

#### 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.

#### LOCAL AUTHORITY

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



#### 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.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

Travel via Queensway into Beech Avenue, continue past Wheatsheaf Drive and proceed before turning right into Walnut Drive, continue on and the property can be found at the end of the cul de sac.

#### 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.

#### METHOD OF SALE

For Sale by Private Treaty.

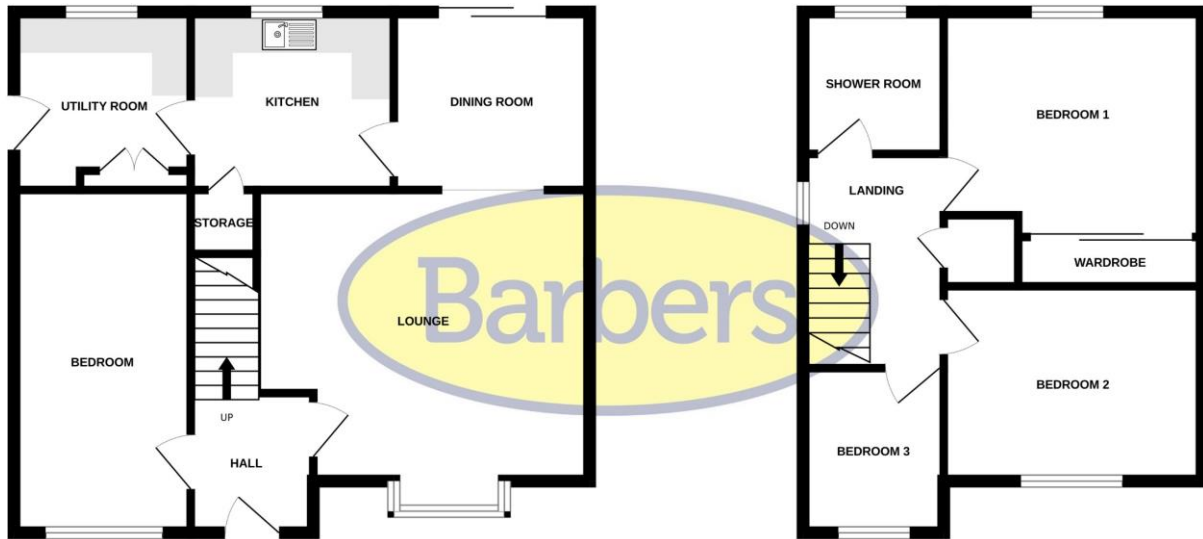
#### AML REGULATIONS

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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GROUND FLOOR

1ST 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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**LOUNGE**

13' 4" x 12' 9" (4.06m x 3.89m)

**DINING ROOM**

9' 0" x 8' 2" (2.74m x 2.49m)

**KITCHEN**

9' 3" x 7' 8" (2.82m x 2.34m)

**BEDROOM FOUR**

15' 9" x 8' 1" (4.8m x 2.46m)

**BEDROOM ONE**

10' 5" x 9' 4" (3.18m x 2.84m)

**BEDROOM TWO**

10' 4" x 9' 1" (3.15m x 2.77m)

**BEDROOM THREE**

7' 9" x 7' 1" (2.36m x 2.16m)

**SHOWER ROOM**

6' 6" x 6' 6" (1.98m x 1.98m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.