



5 Mainwaring Drive, Whitchurch, SY13 1FF

Helping *you* move



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Offers In Region Of £465,000



A truly impressive four double bedroom detached family home, set in an elevated position in a most sought after area of Whitchurch, beautifully presented by the current owners and with fabulous wrap-around gardens.

- Impressive Modern Detached House
- Four Double Bedrooms
- Great Size Accommodation
- Superb Open Plan Kitchen/Dining/Family Room
- Beautiful Wrap-Around Gardens, Spacious Driveway
- Select Development of just Five Properties
- Beautifully Presented and Enhanced by the current owners
- EPC B, Council Tax Band E, Freehold



This immaculate four double bedroom detached family home was built in 2017 on a select development of just five properties in a most sought after area of Whitchurch. Impressively set in a prominent, elevated position on the fringe of town within a stones throw of St Alkmunds Church, it is convenient for the town centre, local schools and amenities. The current owners have made it into a fabulous home that has been beautifully enhanced and finished to a very high standard throughout. Ideal for family life, all the rooms have excellent proportions providing fantastic living space which you don't often see in such a modern property.

The ground floor accommodation begins with a large, light and airy Entrance Hall, Cloakroom with WC, generous Lounge with bay window and additional window to the side, providing plenty of natural light, impressive open plan Kitchen/Dining/Family Room with a stylish recently fitted kitchen and two sets of French doors, perfect for modern living and enjoying the fabulous gardens. The current owners have also converted the garage to provide a useful Study, cosy Snug and Utility Room with stable door. The first floor boasts Four Double Bedrooms including the Master Bedroom with En Suite Shower Room and a contemporary Family Bathroom completes the accommodation. Externally, the property is approached over a private road with a spacious brick paved driveway providing ample parking space for several vehicles. The beautiful interior is complemented by a fantastic wrap-around garden mainly laid to lawn with a large paved patio area, ideal for relaxing, alfresco dining and entertaining. There is also a large garden shed with light and power, providing plenty of storage space.



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.

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.

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 B. The full energy performance certificate (EPC) is available for this property upon request.

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 second exit onto Tarporley Road and Mainwaring Drive 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

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.

AGENTS NOTE

We are advised that Mainwaring Drive is a private unadopted road. Any future maintenance cost of the road is to be shared between the five adjacent properties as per the deeds. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

WH35324 180424



LOUNGE
18' 7" x 12' 0" (5.66m x 3.66m) max into bay window

KITCHEN/DINING/FAMILY ROOM
26' 8" x 15' 3" (8.13m x 4.65m) max

UTILITY ROOM
10' 0" x 9' 7" (3.05m x 2.92m)

STUDY
6' 2" x 6' 0" (1.88m x 1.83m)

SNUG
9' 0" x 7' 5" (2.74m x 2.26m)

MASTER BEDROOM
12' 5" x 12' 2" (3.78m x 3.71m)

BEDROOM TWO
11' 2" x 10' 2" (3.4m x 3.1m)

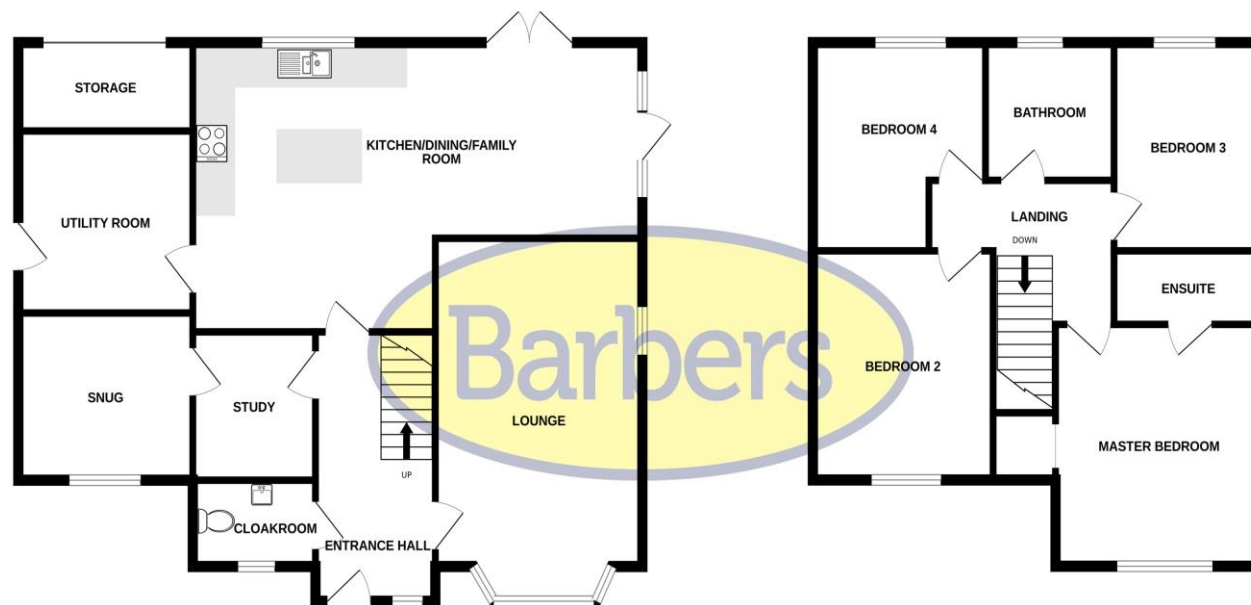
BEDROOM THREE
10' 4" x 10' 2" (3.15m x 3.1m)

BEDROOM FOUR
10' 4" x 8' 2" (3.15m x 2.49m)

FAMILY BATHROOM
6' 8" x 6' 6" (2.03m x 1.98m)

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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