



35 The Firs, Whitchurch, SY13 1NL

Helping *you* move





Set within a pleasant residential area of Whitchurch close to the Country Park and the Sandstone Trail, this spacious five-bedroom detached home offers flexible accommodation across two floors with generous gardens and ample parking.

- Substantial five bedroom detached house
- Close to the Country Park and the Sandstone Trail
- Expansive open-plan kitchen/diner/living space
- Two reception rooms
- Master bedroom with an ensuite
- Downstairs sauna/shower room
- Private wrap around garden
- Single garage
- Plenty of off road parking
- EPC C, Council tax band E



A spacious five-bedroom detached home set within a pleasant residential area of Whitchurch, close to the Country Park and the popular Sandstone Trail, and offering flexible accommodation arranged over two floors together with generous gardens and ample parking. The property opens into a large front entrance hall with useful storage for coats, shoes and everyday items. To the right is a bright and spacious lounge featuring a sliding door to the front of the property. To the rear is a substantial hobby room/playroom/additional reception room, providing excellent versatility for family use or home working. The ground floor also includes two bedrooms, one of which benefits from built-in wardrobes, along with a downstairs WC and a shower/sauna room.





On the first floor is an impressive open-plan kitchen/diner/living space, offering a superb social layout with a breakfast bar, dining area and access to a covered patio area. A separate utility room and store provide further practicality. There are three generous double bedrooms on this floor, all with built-in storage, and the master bedroom includes its own en-suite shower room.

Outside, the property enjoys a good-sized garden that wraps around the rear and side of the house, featuring both a covered patio area and an additional seating terrace. There is also plenty of off-road parking together with a single garage.



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LOCATION

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.

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.

DIRECTIONS

From the town centre travel towards Chester/Tarporley Road roundabout (shortly after Sainsburys) take the first entrance onto Chester Road, continue on then take the next left into The Firs, proceed then take the second left turn where the property can be found at the bottom of the road on the left hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

ENERGY PERFORMANCE

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

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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LOUNGE

18' 8" x 10' 9" (5.69m x 3.28m)

SHOWER ROOM

8' 3" x 6' 5" (2.51m x 1.96m)

HOBBY ROOM/PLAYROOM

26' 6" x 9' 9" (8.08m x 2.97m)

GARAGE

19' 2" x 9' 7" (5.84m x 2.92m)

MASTER BEDROOM

17' 6" x 10' 9" (5.33m x 3.28m)(max)

ENSUITE

8' 2" x 5' 4" (2.49m x 1.63m)

BEDROOM TWO

11' 6" x 10' 2" (3.51m x 3.1m)

BEDROOM THREE

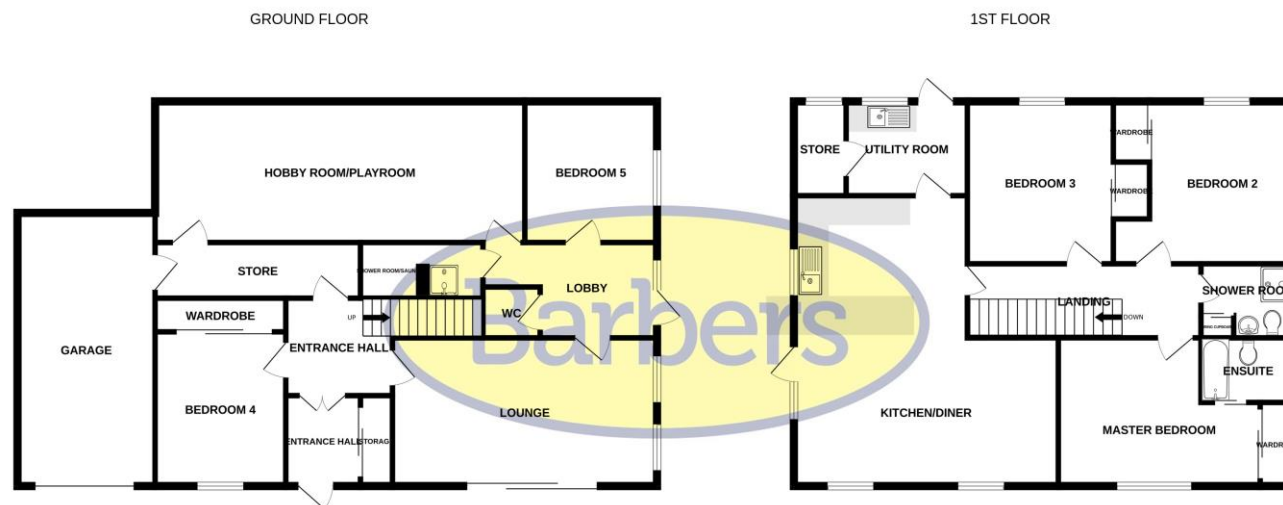
11' 6" x 9' 8" (3.51m x 2.95m)

BEDROOM FOUR

12' 4" x 9' 4" (3.76m x 2.84m)

BEDROOM FIVE

9' 9" x 9' 6" (2.97m x 2.9m)



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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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 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.



WHITCHURCH
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