



5 Marley Grove, Whitchurch, Shropshire, SY13 1FD

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- Spacious Four Bedroom Detached House
- Backs onto Open Fields
- Quiet Location on the Edge of Town
- Lounge, Kitchen/Diner
- Utility Room, Conservatory
- Attractive Gardens
- Driveway and Single Garage

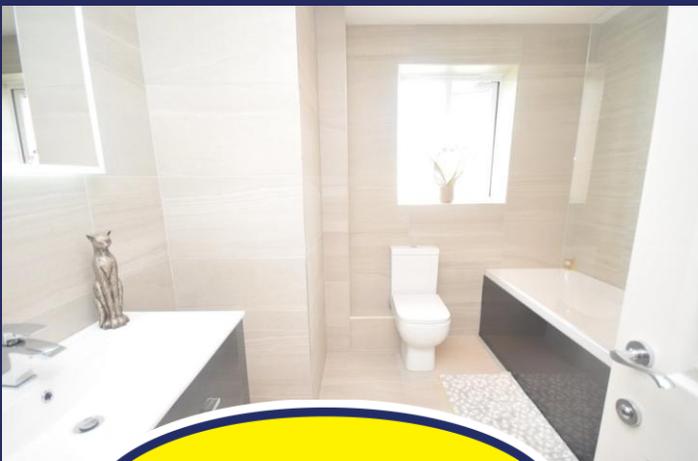
"This spacious four bedroom detached house is tucked away at the end of a quiet cul de sac on a small, well maintained and attractive development on the fringe of the historic market town of Whitchurch. Backing onto open fields and with countryside views to the rear, it is a beautiful family home with driveway, garage and attractive gardens. The accommodation is immaculately presented throughout and all the rooms have excellent proportions. The ground floor includes an Entrance Hall, Cloakroom with WC, generous Lounge with bay window, superb open plan Kitchen/Diner, Utility Room and a lovely Conservatory, having under floor heating, with French doors opening onto the garden. There are Four Bedrooms to the first floor including the Master Bedroom with built in wardrobes and newly fitted En Suite Shower Room and a Family Bathroom, also newly fitted, completes the accommodation. Outside, the property is approached over a driveway leading to a single garage and there is a neat lawned garden to the front. To the rear is a beautifully maintained garden mainly laid to lawn with a paved patio area and well stocked borders filled with a wide variety of established shrubs, plants and trees."



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, three 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.





LOUNGE
16' 6" x 14' 7" (5.03m x 4.44m)

KITCHEN/DINER
21' 0" x 10' 8" (6.4m x 3.25m)

UTILITY ROOM
8' 7" x 6' 6" (2.62m x 1.98m)

CONSERVATORY
10' 6" x 9' 1" (3.2m x 2.77m)

BEDROOM ONE
12' 1" x 11' 9" (3.68m x 3.58m)

EN SUITE SHOWER ROOM
9' 0" x 4' 0" (2.74m x 1.22m)

BEDROOM TWO
18' 7" x 8' 8" (5.66m x 2.64m)

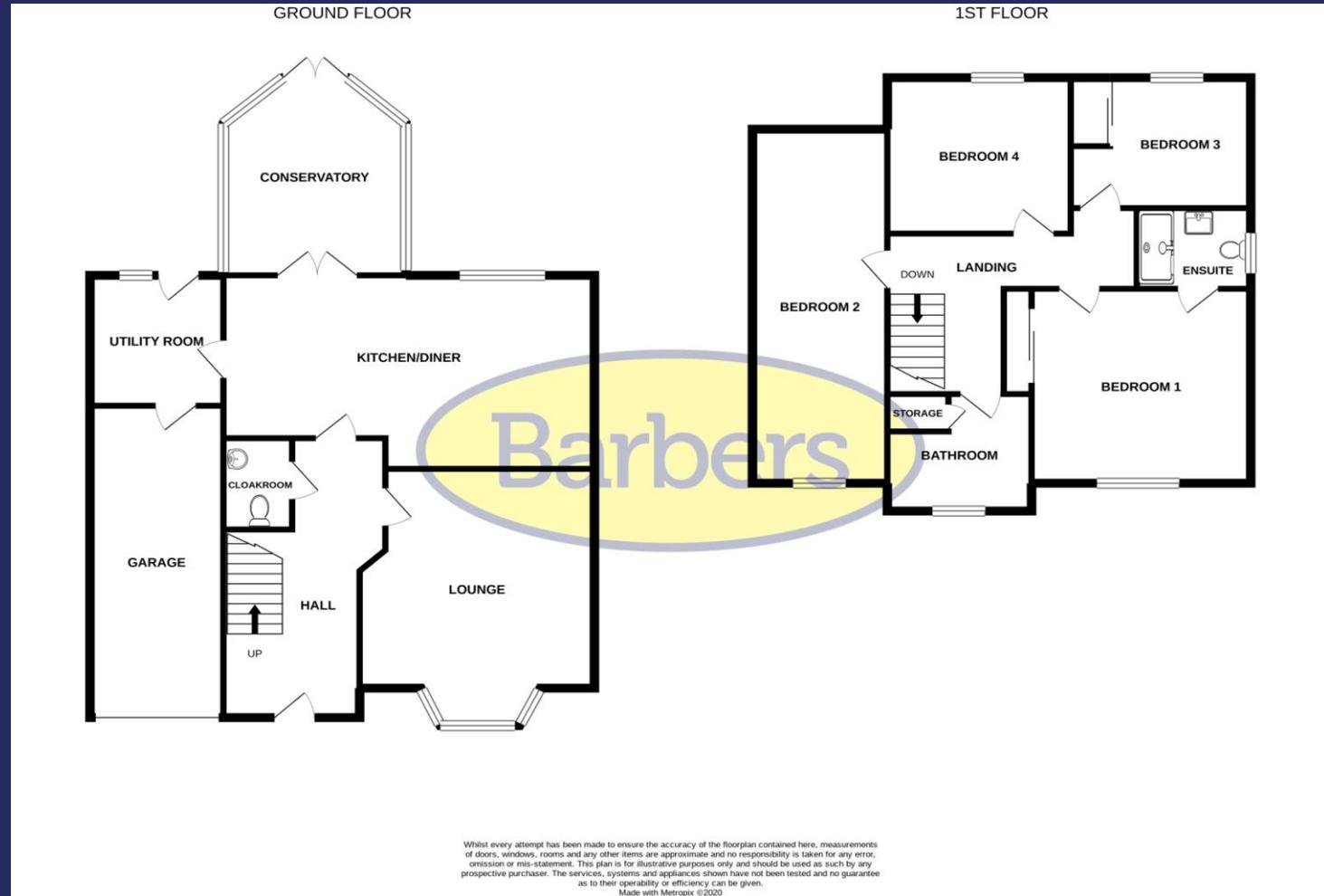
BEDROOM THREE
12' 1" x 9' 9" (3.68m x 2.97m)

BEDROOM FOUR
11' 5" x 8' 6" (3.48m x 2.59m)

FAMILY BATHROOM
8' 7" x 8' 5" (2.62m x 2.57m) max

GARAGE
20' 1" x 9' 2" (6.12m x 2.79m)

OUTSIDE
The property is approached over a driveway leading to a single integral garage, providing parking for two vehicles. To the rear is a beautifully maintained garden, mainly laid to lawn with a paved seating area and attractive borders filled with a wide variety of established shrubs, plants and trees.



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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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.

SERVICE CHARGES

We are advised there is currently a service charge of £10 per calendar month for maintenance and lighting of the road.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas central heating. 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 centre of town proceed into Wrexham Road, continue along the road and then take the left turn into Belton Road, proceed along this road and the entrance to Marley Grove can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

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

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

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