



The Mount, 14 Pear Tree Lane, Whitchurch,  
Shropshire, SY13 1NG

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Offers In Region Of £510,000



- Spacious 1930's Detached House
- Four Bedrooms, Two Reception Rooms
- Sought After Location
- Impressive Kitchen/Diner
- Master En Suite and Family Bathroom
- Large Driveway, Garage and Workshop
- Generous Rear Garden

*"A rare opportunity to purchase a mature 1930's four bedroom detached house occupying a generous plot and situated in a most sought after, peaceful residential location on the fringe of the beautiful market town of Whitchurch. The current owners have made this superb property into a wonderful family home that is beautifully presented throughout and the ground floor comprises a light and airy Entrance Hall, generous Lounge with wood burner and French doors opening onto the rear patio area, Dining Room with lovely bay window, impressive open plan Kitchen/Diner with doors leading to the garden, large Utility Room and Cloakroom. To the first floor are Four Bedrooms including the Master Bedroom with En Suite Shower Room and a Family Bathroom completes the accommodation. The outside space is a particular feature with a substantial gravel driveway providing parking space for multiple vehicles and there is a beautiful rear garden, mainly laid to lawn with a good size patio, paved seating area with pergola, decorative raised pond, summer house, timber shed and attractive borders filled with a wide variety of established shrubs, plants and trees. There is also a single garage with adjacent workshop. We highly recommend an internal inspection to truly appreciate everything this wonderful home has to offer."*



## LOCATION

Whitchurch is a busy, historical market town 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, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.





**LOUNGE**  
15' 9" x 13' 1" (4.8m x 3.99m)

**DINING ROOM**  
13' 0" x 12' 4" (3.96m x 3.76m)

**KITCHEN/DINER**  
18' 8" x 14' 5" (5.69m x 4.39m)

**UTILITY ROOM**  
12' 8" x 7' 2" (3.86m x 2.18m)

**MASTER BEDROOM**  
15' 3" x 13' 0" (4.65m x 3.96m)

**BEDROOM TWO**  
12' 6" x 10' 9" (3.81m x 3.28m)

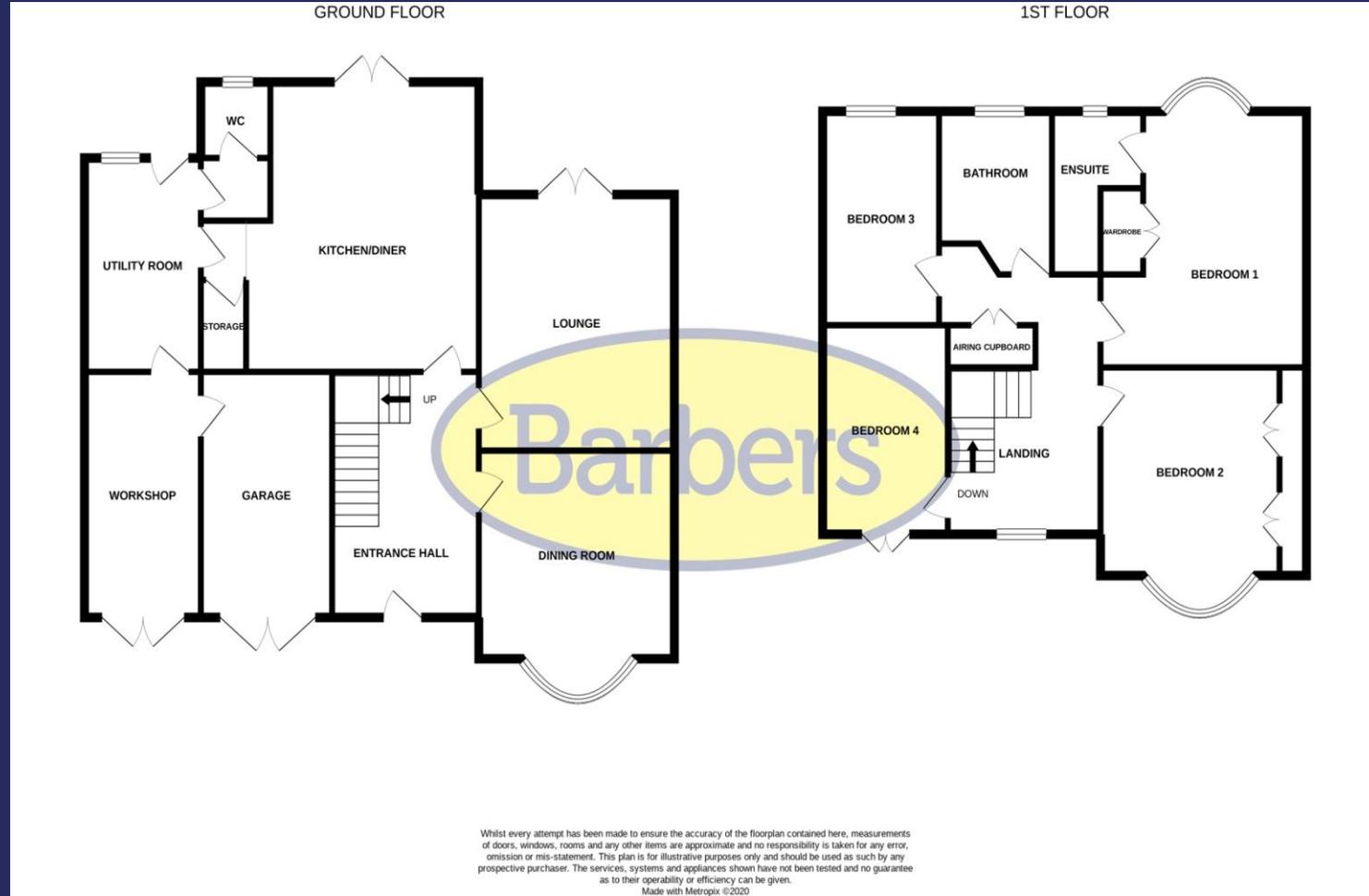
**BEDROOM THREE**  
11' 7" x 7' 8" (3.53m x 2.34m)

**BEDROOM FOUR**  
12' 1" x 8' 9" (3.68m x 2.67m)

**OUTSIDE**  
The property is approached over a large gravel driveway which provides ample parking for several vehicles and there is also a single garage. To the rear there is a generous sized garden mainly laid to lawn with patio, paved seating area with pergola, summer house, garden shed, raised pond and attractive borders filled with a wide variety of mature shrubs, plants and trees.

**GARAGE**  
15' 1" x 9' 2" (4.6m x 2.79m)

**WORKSHOP**  
14' 7" x 7' 9" (4.44m x 2.36m)



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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.

#### 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

Take the Chester Road out of Whitchurch, turn left at the 'Pear Tree Lane' turning, proceed along Pear Tree Lane and the property is located after a short distance on the right hand side.

#### ENERGY PERFORMANCE

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

#### VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### 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.

WH26988 1407202021102020



**WHITCHURCH**  
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