



4 Hollinwood, Whixall, Whitchurch, SY13 2NW

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# 4 Hollinwood, Whixall, Whitchurch

Freehold £675,000



- Stunning Detached House
- Four Double Bedrooms
- Peaceful Rural Location
- Fully renovated to a very high standard
- Generous Plot Approx 0.8 acres
- Large Garden
- Substantial Driveway
- Detached Double Garage

*"If you are searching for a spacious family home in an idyllic rural location with large gardens and double garage, then look no further as this superb four bedroom detached house could be just the property for you! Set on a large plot of approximately 0.8 acres, the current owners have comprehensively renovated and extended the property to a very high standard to transform it into an exceptional home. With under floor heating across the ground floor the accommodation is beautifully presented throughout and comprises Entrance Porch, light and airy Entrance Hall, Lounge with wood burner, Study, bespoke Kitchen/Diner with granite worktops and full width glazed doors opening onto the rear patio area and there is also a separate Utility Room. The first floor boasts Four Bedrooms including the impressive master suite with a stunning feature window overlooking the garden, En Suite Shower Room and modern Family Bathroom. Externally, the property benefits from a substantial driveway providing ample parking and turning space for multiple vehicles as well as a detached double garage. The large garden consists of a generous lawned area with attractive borders filled with an abundance of shrubs and plants, vegetable patch and a spacious patio area. Viewing really is essential to truly appreciate the quality, breadth and scope of this wonderful home."*



## LOCATION

The property is located in Hollinwood, a rural hamlet of Whixall which has a renowned nursery and primary school. It is approximately 5 miles from the market towns of Whitchurch and Wem, both offering a variety of local independent shops, schools, supermarkets and other major retailers. 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 Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.





**LOUNGE**  
21' 9" x 12' 6" (6.63m x 3.81m)

**KITCHEN/DINER**  
19' 9" x 15' 9" (6.02m x 4.8m)

**STUDY**  
12' 2" x 5' 4" (3.71m x 1.63m)

**UTILITY ROOM**  
11' 5" x 10' 3" (3.48m x 3.12m)

**MASTER BEDROOM**  
16' 1" x 15' 7" (4.9m x 4.75m)

**EN SUITE**  
9' 3" x 4' 5" (2.82m x 1.35m)

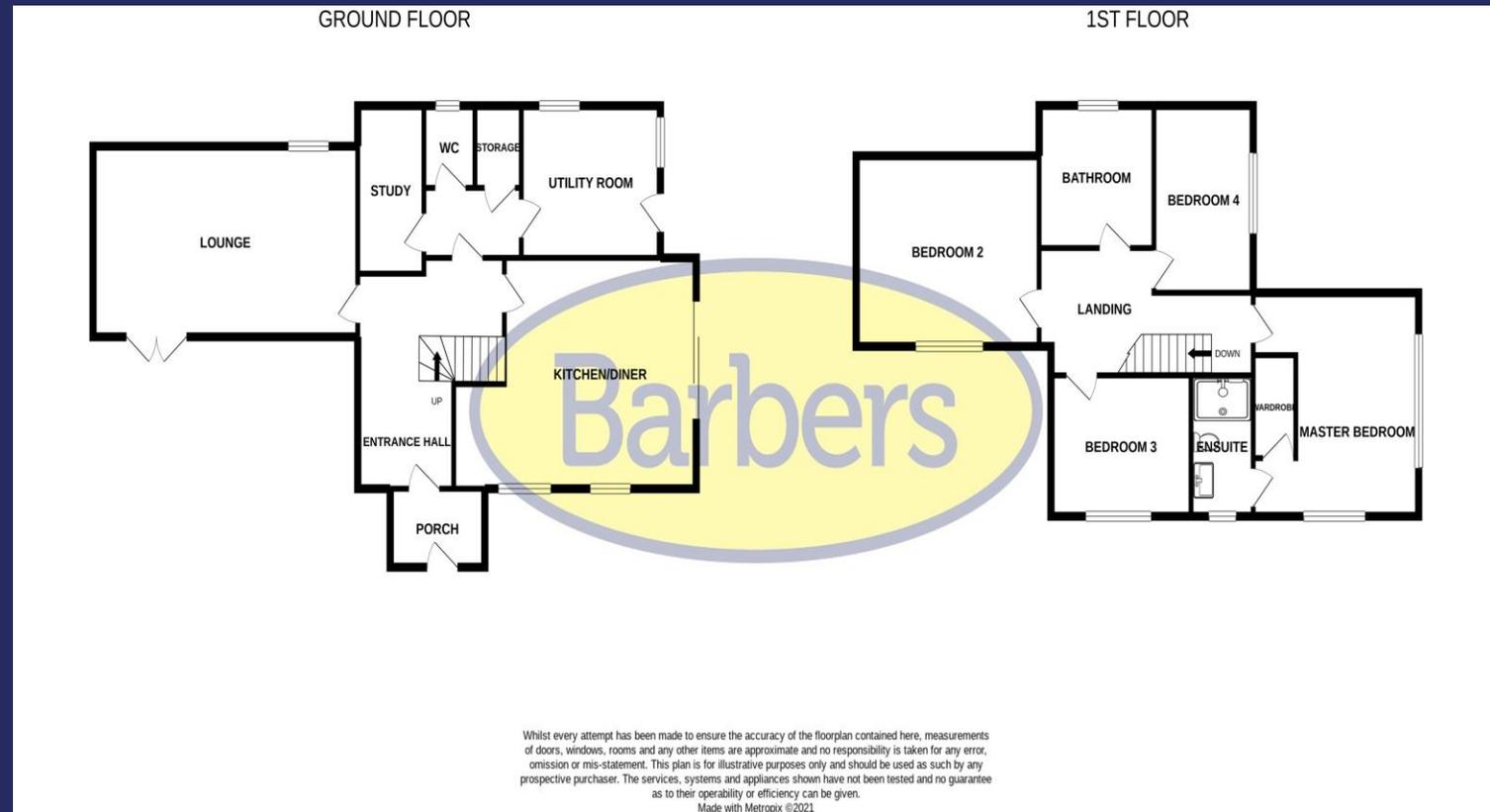
**BEDROOM TWO**  
14' 5" x 12' 9" (4.39m x 3.89m)

**BEDROOM THREE**  
12' 3" x 10' 1" (3.73m x 3.07m)

**BEDROOM FOUR**  
12' 1" x 8' 7" (3.68m x 2.62m)

**FAMILY BATHROOM**  
9' 3" x 8' 8" (2.82m x 2.64m)

**DOUBLE GARAGE**  
22' 7" x 17' 9" (6.88m x 5.41m)



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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 and water are available. Private drainage. 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.

## VIEWING ARRANGEMENTS

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)

## HOW TO FIND THIS PROPERTY

From Whitchurch proceed on the B5476 towards Wem. At the village of Tilstock turn right, immediately before the Horseshoes Inn and travel towards Whixall. Continue on into Hollinwood and the property can be found after a short distance on the left hand side.

## ENERGY PERFORMANCE

EPC B. 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.

WH28948 01072021



WHITCHURCH  
34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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