



12 Heronbrook, Whitchurch, SY13 1BE

Helping *you* move





This four-bedroom detached home in Whitchurch, Shropshire features a bay-fronted lounge with gas fireplace, dining room with garden access, spacious kitchen/diner, utility room, downstairs WC, single garage, two en-suite bedrooms with built-in wardrobes, a family bathroom, off-road parking, and a well-established garden with a large patio seating area.

- Well Presented Detached House
- Four Spacious Bedrooms
- Bright Lounge With A Bay Window
- Dining Room With Garden Access

- Kitchen/Diner
- Separate Utility Room
- Well Maintained Rear Garden
- EPC C, Council Tax Band E



Located in a desirable part of Whitchurch, this well-proportioned four-bedroom detached home offers versatile living space, practical features, and a charming garden, perfect for growing families. Upon entering, you'll find a welcoming hallway leading to a bright lounge with a bay window and a cosy gas fireplace.

Double doors connect to the dining room, which opens onto the rear garden through a sliding patio door, ideal for entertaining or relaxing outdoors. The rear of the property features a generous kitchen/diner with space for casual seating, complemented by a separate utility room, a downstairs WC, and internal access





to the single garage. Upstairs, there are four comfortable bedrooms, two of which benefit from en-suite shower rooms and built-in wardrobes. A family bathroom serves the remaining bedrooms, offering functional space for daily routines. Outside, the property enjoys off-road parking, a garage, and a well-maintained garden with a large patio area surrounded by mature planting. This home combines space, convenience, and a great location.



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LOCATION

Situated on the Shropshire/Cheshire/Ciwyd 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 which also stands next to a brand new retirement development for over 55s looking to embrace retirement in the area. 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's High Street turn left at the mini roundabout and then right at the next mini roundabout into Sherrymill Hill. Thereafter travel the full length of Smallbrook Road until you come to the next mini roundabout, turn right into Meadowcroft and then immediately left into Heronbrook. The property 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 667 272 or Email: whitchurch@barbers-online.co.uk

ENERGY PERFORMANCE

EPC C.

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.

METHOD OF SALE

For sale by Private Treaty.

WH32727 300925

LOUNGE

16' 4" x 11' 4" (4.98m x 3.45m)

DINING ROOM

12' 2" x 9' 1" (3.71m x 2.77m)

KITCHEN/DINER

13' x 10' (3.96m x 3.05m)

UTILITY ROOM

7' 9" x 5' 9" (2.36m x 1.75m)

MASTER BEDROOM

15' 6" x 10' (4.72m x 3.05m)

ENSUITE

8' 1" x 7' (2.46m x 2.13m)

BEDROOM TWO

13' 1" x 8' 8" (3.99m x 2.64m)

ENSUITE

6' x 4' 5" (1.83m x 1.35m)

BEDROOM THREE

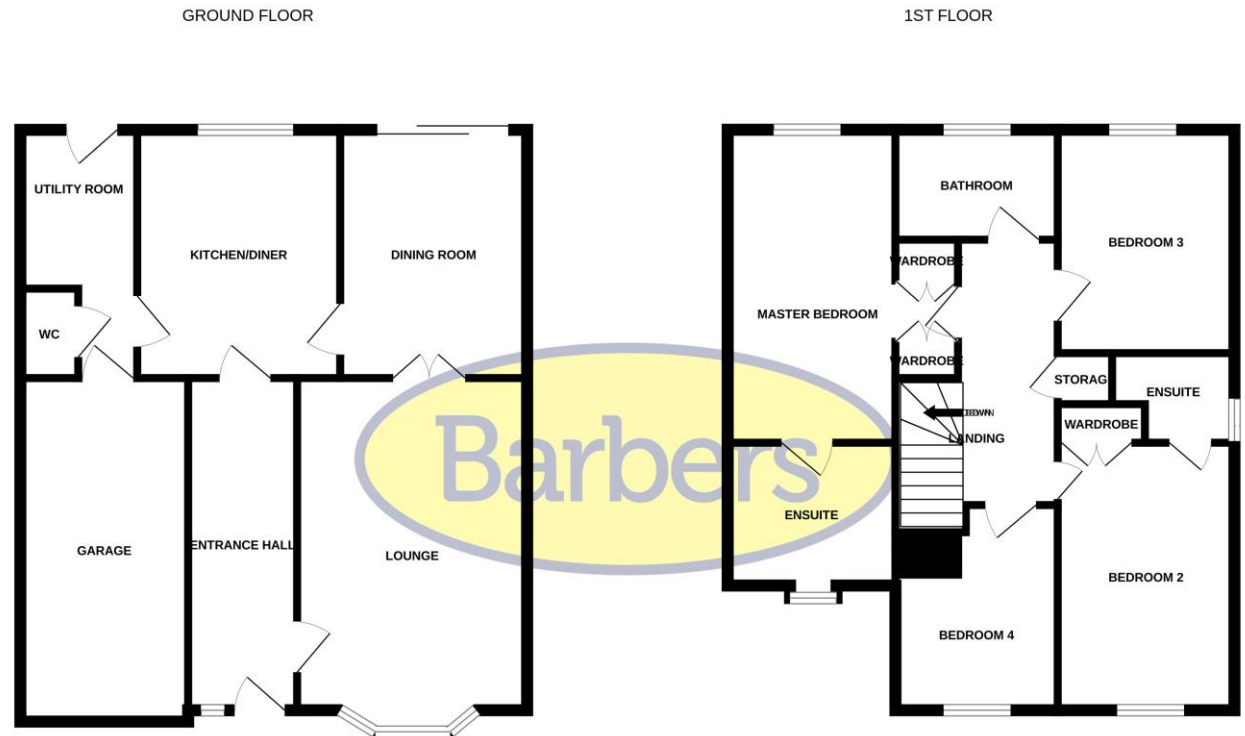
10' 7" x 8' 9" (3.23m x 2.67m)

BEDROOM FOUR

8' 8" x 8' (2.64m x 2.44m)(min)

BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)



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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