



19 Anchor Close, Whitchurch, SY13 1TJ

Helping *you* move





*A fantastic five bedroom detached house situated in a popular residential location within easy walking distance of the town centre and local schools. It is well presented throughout and has the benefit of attractive gardens and off road parking.*

- Five Bedroom Detached House
- Flexible Accommodation
- Popular Residential Location
- Kitchen/Breakfast Room

- Large Conservatory
- Family Bathroom
- Ground Floor Bedroom with Shower
- Attractive Gardens and Off Road Parking



*“This great size five bedroom detached house is tucked away towards the end of a cul de sac in a popular residential area of Whitchurch and is within easy access of the town centre and local schools. It offers flexibility and space to suit a growing family or those requiring a ground floor Bedroom and the generous accommodation comprises Entrance Hall, Cloakroom with WC, Lounge, Dining Room, lovely Kitchen/Breakfast Room, large Conservatory with doors opening onto the rear garden, Utility Room, Five Bedrooms including a ground floor bedroom with shower area and there is also a Family Bathroom. Outside, there is off road parking to the front and to the rear is an attractive, well maintained garden mainly laid to lawn with a paved patio area and well stocked borders filled with an abundance of mature 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, four 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.



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**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 into Bridgewater Street, take the turning into Brook Road (opposite the Fire Station) and continue to the end. Take the left turn into Anchor Close and No. 19 stands on the left hand side towards the end of the road.

**LOCAL AUTHORITY**

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

**ENERGY PERFORMGORMANCE**

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

**VIEWING**

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**METHOD OF SALE**

For sale by Private Treaty.

**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.

WH3531730324

## LOUNGE

15' 7" x 11' 8" (4.75m x 3.56m)

## DINING ROOM

10' 9" x 10' 0" (3.28m x 3.05m)

## KITCHEN/BREAKFAST ROOM

14' 7" x 9' 3" (4.44m x 2.82m)

## UTILITY ROOM

9' 8" x 8' 7" (2.95m x 2.62m)

## CONSERVATORY

20' 8" x 10' 8" (6.3m x 3.25m)

## BEDROOM FIVE WITH SHOWER

16' 0" x 9' 8" (4.88m x 2.95m)

## BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m)

## BEDROOM TWO

16' 0" x 9' 9" (4.88m x 2.97m)

## BEDROOM THREE

11' 2" x 10' 0" (3.4m x 3.05m)

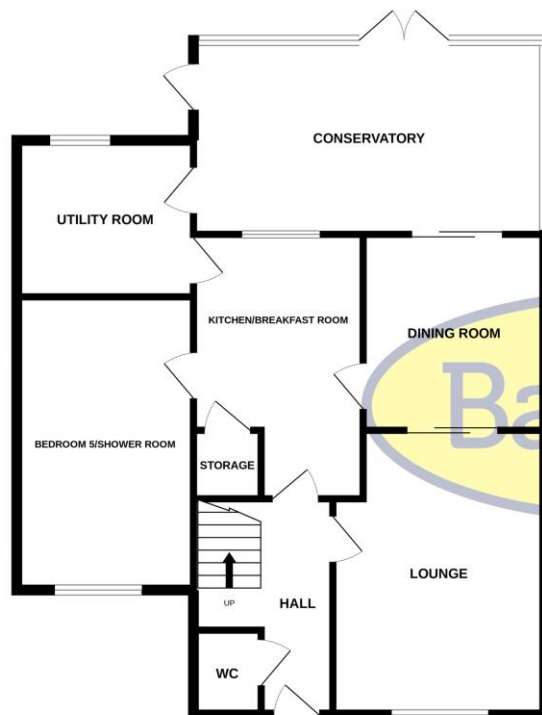
## BEDROOM FOUR

9' 6" x 7' 7" (2.9m x 2.31m)

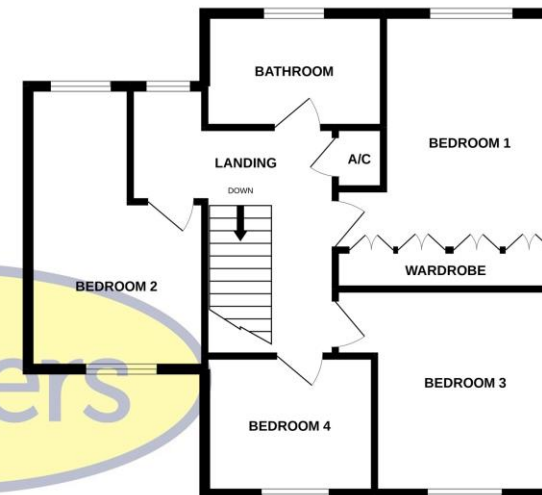
## FAMILY BATHROOM

9' 3" x 6' 1" (2.82m x 1.85m)

GROUND FLOOR



1ST FLOOR



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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**WHITCHURCH**  
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