



2 Meadowcroft, Whitchurch, SY13 1BD

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Offers In Region Of £450,000



NO UPWARD CHAIN. A spacious four bedroom, three reception room detached house in a sought after location, backing onto the country park and close to the Shropshire Union Canal.

- **NO UPWARD CHAIN**
- **Superb Four Bedroom Detached House**
- **Fabulous Location backing onto the Country Park**
- **Close to Shropshire Union Canal**

- **Three Reception Rooms**
- **Master Bedroom with En Suite**
- **Double Garage and Ample Parking**
- **EPC C, Council Tax Band E**



Situated in a highly desirable and peaceful setting, this attractive four bedroom detached house offers the perfect mix of spacious living, exceptional comfort, and an idyllic location. Tucked away on a popular cul-de-sac, the property boasts direct access to the scenic country park, making it ideal for those who enjoy nature and the outdoors. Additionally, the Shropshire Union Canal is within close proximity, providing a lovely spot for leisurely walks while the town centre and local amenities are within a short walk, ensuring you have everything you need within easy reach. Local primary and secondary schools are also nearby, making it an excellent choice for families.

Upon entering, you'll be greeted by a welcoming Entrance Hall, with a Cloakroom conveniently located for guests. The ground floor offers a generous Lounge with doors leading to a delightful Conservatory, providing a perfect spot to relax and take in the surrounding views. A Dining Room, Study, and a good size Kitchen with built-in appliances and a large pantry cupboard complete the ground floor.



The first floor features four spacious bedrooms, two of which come with built-in wardrobes. The master bedroom enjoys the added benefit of an En Suite Shower Room and a Family Bathroom serves the remaining bedrooms, all offering ample space and comfort for a growing family.

Set on a generous plot, this property benefits from off road parking leading to a double attached garage with electric doors. The rear garden is a true highlight, featuring a beautiful lawn, a large covered pond, and a pergola with a cosy seating area- perfect for enjoying the outdoors in all seasons. Two garden sheds and a greenhouse provide additional storage, while a variety of mature shrubs, plants, and trees add to the appeal of the garden.

This property offers the best of both worlds-a peaceful location yet with easy access to the town and all its amenities. A must-see for those seeking comfort, space, and a sought after location.



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LOCATION

Situated adjacent to the Country Park, 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.

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.

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, at this point turn right into Meadowcroft then take the first right into the shared long private driveway after the small car park and the house is at the very bottom of the driveway.

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.

ENERGY PERFORMANCE

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

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: 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.

WH36286 080127325



LOUNGE
16' 7" x 12' 4" (5.05m x 3.76m)

CONSERVATORY
10' 1" x 9' 7" (3.07m x 2.92m)

STUDY
15' 6" x 9' 2" (4.72m x 2.79m)

DINING ROOM
11' 2" x 8' 7" (3.4m x 2.62m)

KITCHEN
16' 4" x 10' 4" (4.98m x 3.15m)

MASTER BEDROOM
13' 3" x 10' 4" (4.04m x 3.15m)

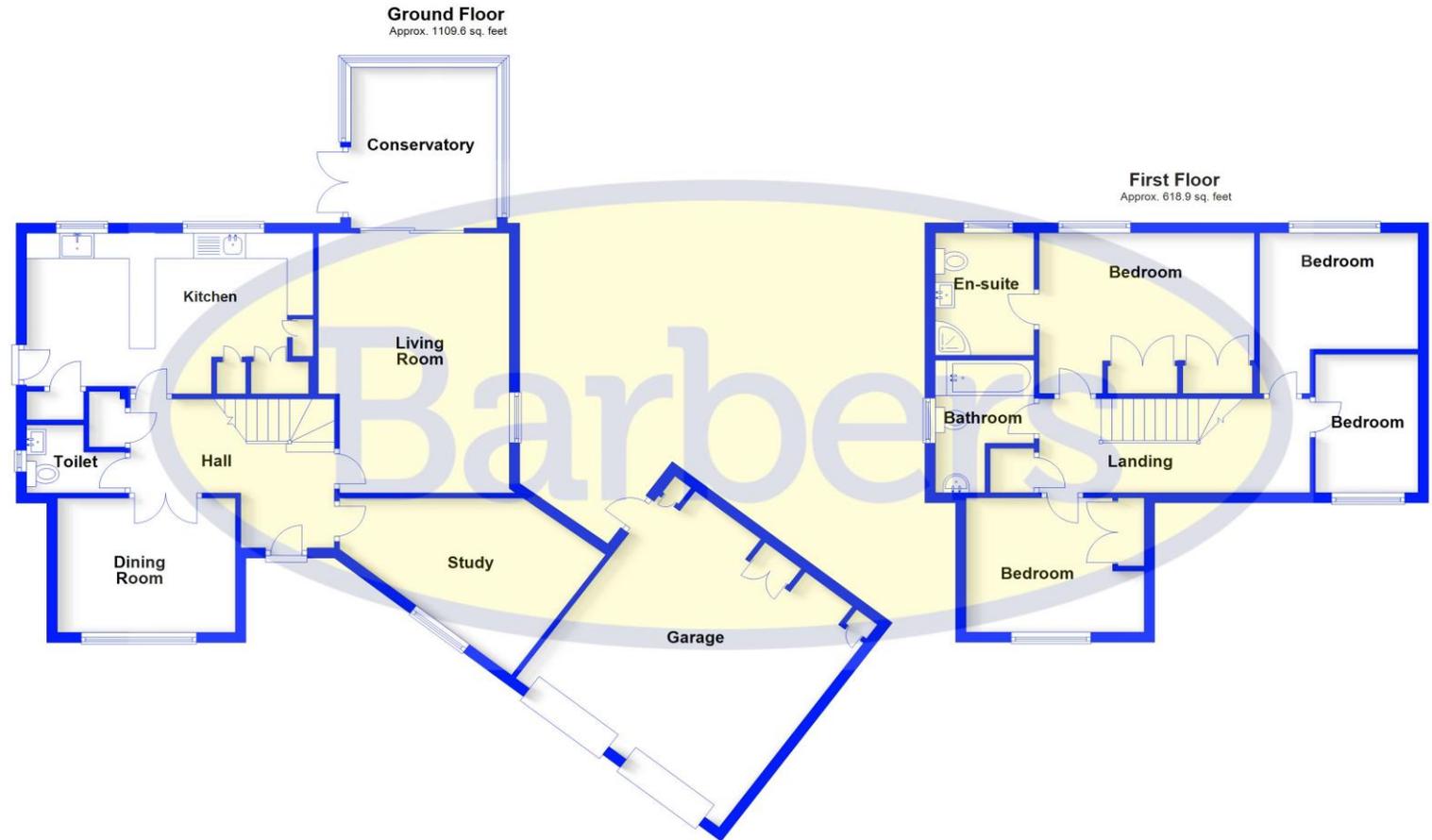
EN SUITE
8' 1" x 5' 5" (2.46m x 1.65m)

BEDROOM TWO
11' 3" x 8' 7" (3.43m x 2.62m)

BEDROOM THREE
9' 7" x 7' 4" (2.92m x 2.24m)

BEDROOM FOUR
8' 9" x 6' 7" (2.67m x 2.01m)

FAMILY BATHROOM
8' 3" x 6' 3" (2.51m x 1.91m)



Total area: approx. 1728.4 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



WHITCHURCH
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