



Helping *you* move



19 Chemistry, Whitchurch, SY13 1BZ

This spacious three-bedroom dormer bungalow in Whitchurch offers flexible living with a lounge, dining room, bright conservatory, open-plan kitchen/diner, front and rear gardens, off-road parking, a single garage, and easy access to countryside walks and the canal, with scope for updating throughout.

Offers in the Region of
£275,000

19 Chemistry, Whitchurch, SY13 1BZ

Overview

- Detached Dormer Bungalow
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Diner
- Bright Conservatory
- NO UPWARD CHAIN
- Single Garage
- Front and Rear Garden
- EPC tbc
- Council Tax Band D



Located in Whitchurch, this spacious three-bedroom dormer bungalow offers flexible living and plenty of scope for updating to suit your style. Inside, the layout begins with a welcoming lounge featuring a gas fire, leading through to a separate dining room with sliding doors that open into a bright conservatory. The conservatory enjoys views of the rear garden and provides direct access via patio doors, ideal for relaxing or entertaining. At the rear of the property, the open-plan kitchen/diner is filled with natural light and also opens out to the garden. The ground floor includes two bedrooms and a convenient, accessible shower room. Upstairs, the master bedroom benefits from built-in wardrobe storage and its own bathroom, offering a private retreat. Outside, the home features both front and rear gardens, a single garage, and off-road parking. While the property would benefit from some updating, it presents a fantastic opportunity to create a home tailored to your taste and lifestyle.

The surrounding area offers easy access to scenic countryside walks and canal-side paths, perfect for those who enjoy the outdoors.

Location:

Situated on the Shropshire/Cheshire/Clwyd 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 the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Solar Panels. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch High Street proceed to the mini roundabout by the Church and turn left, continue to the next mini roundabout into Sherrymill Hill, which leads to Smallbrook Road. Continue on this road past the junction for Thompson Drive and into Chemistry. The property is the last one on the left before the mini roundabout.

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

METHOD OF SALE

For Sale by Private Treaty.

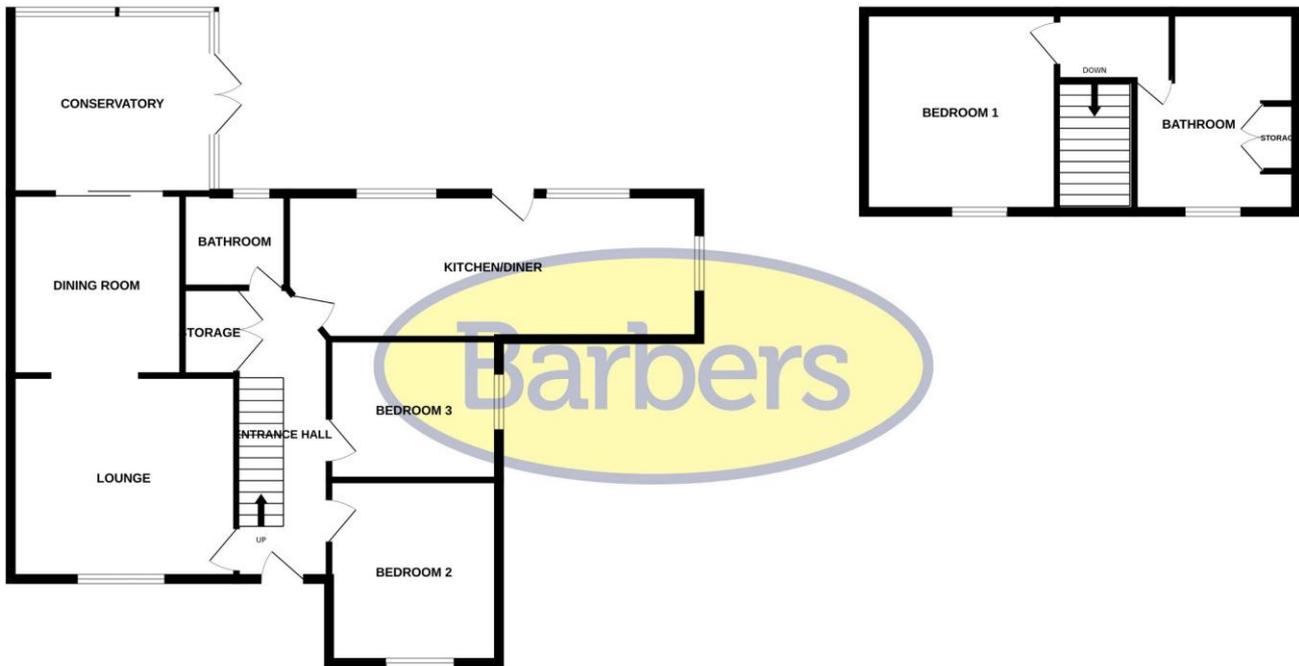
AML REGULATIONS

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.

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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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LOUNGE

13' 6" x 12' 3" (4.11m x 3.73m)

DINING ROOM

10' 9" x 10' 3" (3.28m x 3.12m)

CONSERVATORY

11' x 10' 1" (3.35m x 3.07m)

KITCHEN/DINER

24' 7" x 8' 9" (7.49m x 2.67m)

DOWNSTAIRS SHOWER ROOM

6' 3" x 5' 4" (1.91m x 1.63m)

BEDROOM ONE

12' 1" x 11' 7" (3.68m x 3.53m)

BEDROOM TWO

11' x 10' 1" (3.35m x 3.07m)

BEDROOM THREE

10' 2" x 8' 9" (3.1m x 2.67m)

BATHROOM

11' 8" x 9' 8" (3.56m x 2.95m)(max)

SINGLE GARAGE

17' 4" x 9' (5.28m x 2.74m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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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 purposes 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.