



Acacia House , Mile Bank, Whitchurch, SY13 4JY

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This impressive five-bedroom detached home in the highly sought-after Mile Bank area of Whitchurch offers spacious, versatile living with a study, generous reception areas, a modern kitchen/diner with utility room, a luxurious master suite, ample storage, a large rear garden with patio, double garage, and private driveway

- Detached Family Home
- Five Spacious Bedrooms
- Open Kitchen/Diner Space
- An Inviting Lounge

- Abundance of Storage
- Tranquil Location
- Large Rear Garden and Patio Area
- EPC C, Council Tax Band F



Located in the highly regarded area of Mile Bank on the outskirts of Whitchurch, this substantial five-bedroom detached property offers generous living space, modern versatility, and a peaceful setting. As you enter the property, you're welcomed by a bright entrance hall with a study to the left, ideal for home working, alongside a modern downstairs shower room. A spacious lounge features Bi-fold doors opening out onto the rear garden, creating a seamless indoor-outdoor feel. The well-equipped kitchen/dining area also benefits from French doors, making it a light-filled and sociable space. A separate utility room adjoins onto the kitchen adding to the practicality of the layout. On the first floor of this home there are five spacious bedrooms, ideal for a growing family or accommodating guests. A stunning master bedroom that boasts ample floor space, built-in wardrobes, and a private en-suite bathroom with contemporary fittings, and elegant tiling. A well-appointed family bathroom is easily accessible from all bedrooms, offering a full-size bathtub with a shower over. A standout feature of this floor is the abundance of storage, with multiple built-in cupboards discreetly integrated throughout, providing smart solutions for linens, cleaning supplies, and everyday essentials. Outside, the property boasts a generous garden with a large paved patio area, ideal for al fresco dining, summer barbecues, or simply enjoying a quiet morning coffee. In addition to this, there is private driveway parking to the front of the property, and a double garage providing storage. With easy access to Whitchurch town centre, local schools, and transport links, this is an ideal home for growing families or those looking to upsize in a desirable location.



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.



Barbers

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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 electricity, gas and water are available. Gas central heating. Private drainage via septic tank. 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/>

DIRECTIONS

Turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury. Follow this road passing the turn for Wirswall, after a short distance the property can be found on the right hand side.

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.

LOCAL AUTHORITY

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

VIEWING ARRANGEMENTS

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

ENERGY PERFORMANCE

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

AGENTS NOTE

There is a restrictive covenant which prohibits any business from being run from the property.

METHOD OF SALE

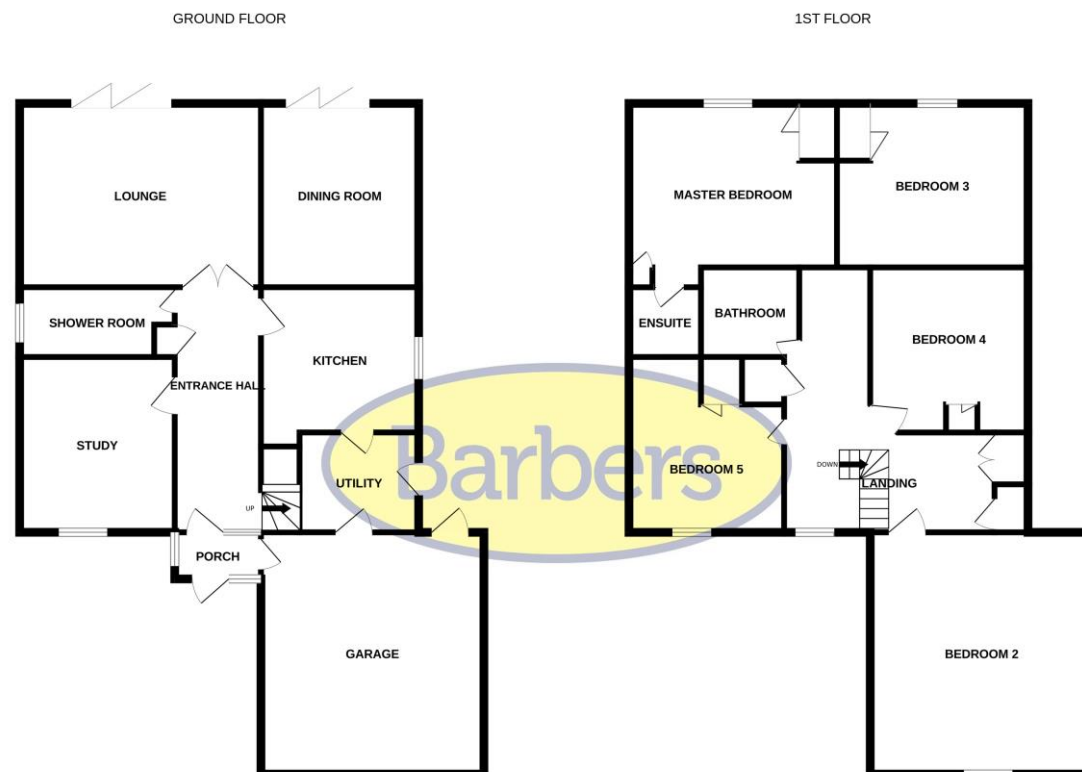
For sale by Private Treaty.

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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KITCHEN:	ENSUITE
10' 2" x 9' 7" (3.1m x 2.92m)	6' 1" x 6' 1" (1.85m x 1.85m)
DINING ROOM	BEDROOM 2
12' 3" x 10' 3" (3.73m x 3.12m)	15' 3" x 17' 5" (4.65m x 5.31m)
UTILITY ROOM	BEDROOM 3
8' 4" x 6' 7" (2.54m x 2.01m)	9' 9" x 12' 7" (2.97m x 3.84m)
GARAGE	BEDROOM 4
17' 9" x 15' 2" (5.41m x 4.62m)	10' 8" x 9' 6" (3.25m x 2.9m)
LOUNGE	BEDROOM 5
16' 7" x 12' 4" (5.05m x 3.76m)	8' x 9' 2" (2.44m x 2.79m)
SHOWER ROOM	
7' 3" x 9' 6" (2.21m x 2.9m)	
STUDY	
9' 8" x 10' 8" (2.95m x 3.25m)	
MASTER BEDROOM	
11' 1" x 14' 4" (3.38m x 4.37m)	



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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