



4 Belton Close, Whitchurch, SY13 1HY

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**4 Belton Close, Whitchurch, SY13 1HY**

**Offers In Region Of £675,000**



**This impressive six-bedroom home in Whitchurch offers spacious family living with a large open-plan kitchen/diner, perfect for modern lifestyles. Boasting a generous garden, ample driveway parking, and no upward chain, it's ready for you to move straight in.**

- Luxurious Detached Home
- 6 Spacious Bedrooms
- Tranquil Location
- Outstanding Open-plan Kitchen/Dining room
- Double Garage with Upstairs Storage
- Large Garden with Decked and Patio Area
- NO UPWARD CHAIN
- EPC C, Council Tax Band F





Positioned in a peaceful location in the desirable town of Whitchurch, this magnificent six-bedroom detached home offers the ultimate in luxury family living. Thoughtfully designed with comfort and sophistication in mind, the property boasts expansive interiors, high-end finishes, and beautifully maintained outdoor spaces, all nestled within a tranquil residential setting. The property is offered with no upward chain, ensuring a smooth and swift purchase for prospective buyers. As you walk into the property there is a bright and spacious entrance hall, with a cloakroom/WC conveniently located to the left. The hall leads through to a beautifully designed open-plan kitchen and dining area, a true centrepiece of the home. This large, luxury space features an AGA and offers ample room for cooking, dining, and entertaining. The kitchen flows effortlessly into a stunning garden room, bathed in natural light and overlooking the rear garden – perfect for relaxing or hosting guests. Adjacent to the kitchen is a generous lounge with a charming brick fireplace housing a cosy log burner. French doors open directly onto the garden, bringing the outdoors in and adding to the room's warm, inviting feel. In addition to the living areas, the ground floor includes six well-proportioned double bedrooms. A spacious master bedroom benefits from built-in wardrobes and a stylish en-suite bathroom complete with both a bath and a separate shower. One of the additional bedrooms features a Jack and Jill bathroom ideal for guests or family use.





There is also a practical utility room with space for a washing machine, dryer, and fridge/freezer, and a door that opens directly to the garden. On the first-floor is a versatile sitting room that enjoys plenty of natural light from a Velux window and two additional windows, creating a bright and inviting space ideal for relaxing or working.

Outside, the driveway provides ample parking and there is also a detached double garage. Above the garage is a spacious storage area, offering excellent potential for conversion to additional accommodation or workspace, subject to the necessary planning permissions. To the rear, a generously sized and private south facing garden offers a perfect blend of mature shrubs and trees, creating a peaceful and secluded setting. Thoughtfully landscaped, the garden includes a decked area, a gravel seating space, and a large patio-ideal for outdoor dining, entertaining, or simply enjoying the surroundings.



Barbers

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## 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.

## 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 Whitchurch town centre proceed into Wrexham Road and continue until you reach Belton Road on the left hand side, take an immediate left into Belton Close and the property is the last house on the right of the lane.

## ENERGY PERFORMANCE:

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

## LOCAL AUTHORITY

Council Tax Band F .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](mailto:whitchurch@barbers-online.co.uk)

## 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.

WH3805713625



## KITCHEN/DINER

26' 4" x 13' 6" (8.03m x 4.11m)

## GARDEN ROOM

10' 8" x 10' 7" (3.25m x 3.23m)

## LOUNGE

19' 5" x 16' 2" (5.92m x 4.93m)

## MASTER BEDROOM

16' x 16' 2" (4.88m x 4.93m)

## ENSUITE

7' 9" x 10' 7" (2.36m x 3.23m)

## BEDROOM 2/GYM

12' 3" x 13' 3" (3.73m x 4.04m)

## BEDROOM 3

11' 6" x 14' 8" (3.51m x 4.47m)

## BEDROOM 4

11' 5" x 10' 3" (3.48m x 3.12m)

## BEDROOM 5

10' 9" x 11' 7" (3.28m x 3.53m)

## BEDROOM 6

9' 7" x 11' 6" (2.92m x 3.51m)

## FAMILY BATHROOM

7' 7" x 12' 2" (2.31m x 3.71m)

## INNER HALL

11' 9" x 13' (3.58m x 3.96m)

## JACK AND JILL ENSUITE

11' 5" x 5' 6" (3.48m x 1.68m)

## FIRST FLOOR SITTING ROOM

19' 4" x 16' 6" (5.89m x 5.03m)

## UTILITY ROOM

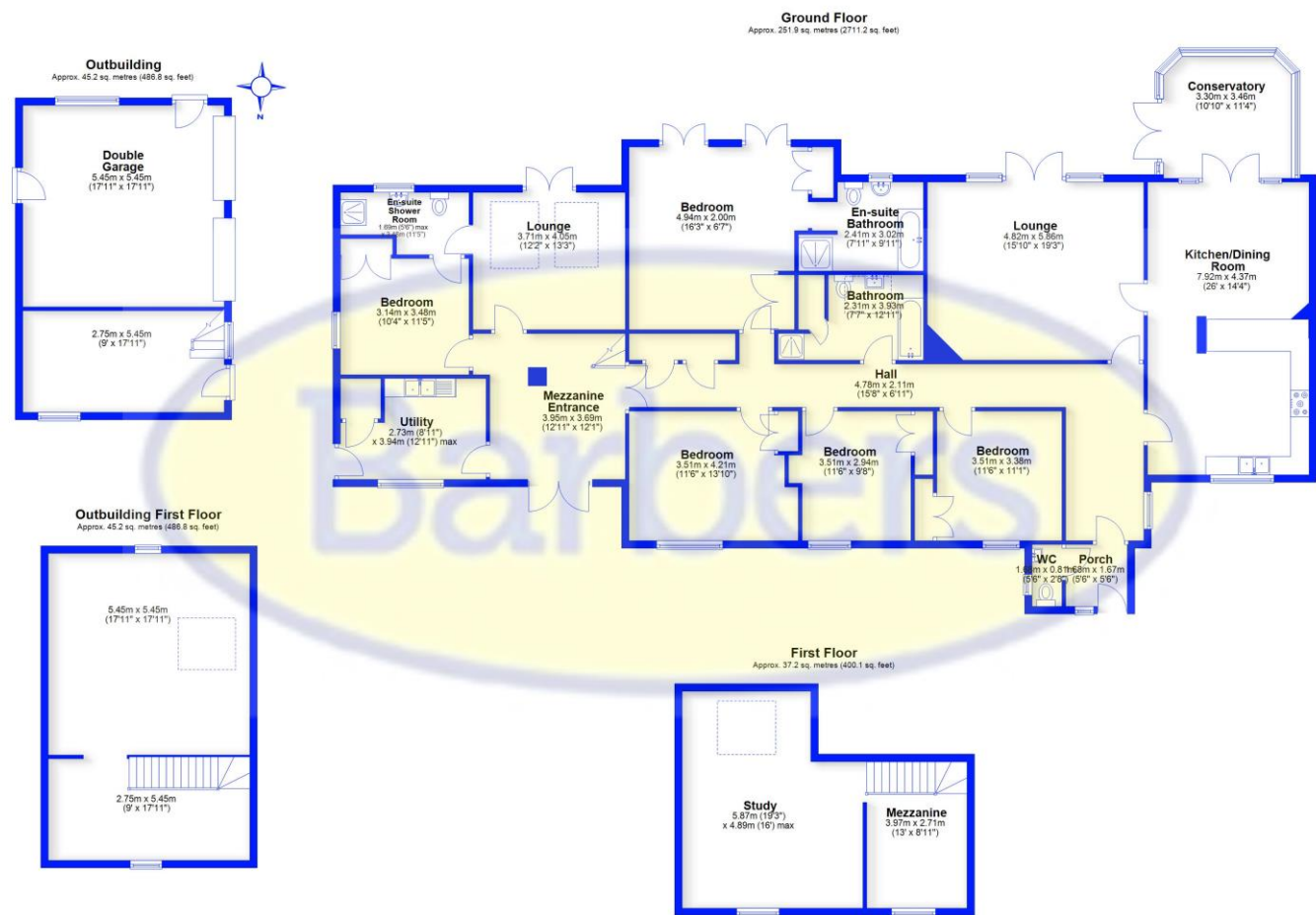
12' 9" x 8' 9" (3.89m x 2.67m)

## DOUBLE GARAGE

17' 9" x 17' 9" (5.41m x 5.41m)

## STORAGE ABOVE GARAGE

28' x 11' 8" (8.53m x 3.56m)



**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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