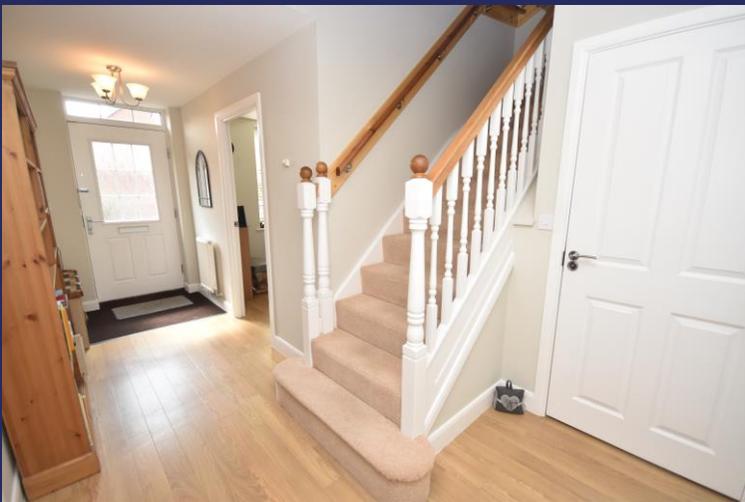




8 The Squirrels, Whitchurch, SY13 4JU

Helping *you* move





A superb modern four bedroom detached home with driveway, single garage and beautifully maintained established gardens, situated in a sought after area of Whitchurch and within walking distance of the town centre and local schools.

- Modern Four Bedroom Detached Property
- Sleek Open-Plan Kitchen/Diner
- Spacious Lounge with bay window
- Master Ensuite and Modern Family Bathroom
- Beautifully Maintained Gardens
- Off Road Parking and Single Garage
- Within Walking Distance of Town Centre and Local Schools
- EPC B, Council Tax Band E



Set within a desirable area of Whitchurch, this impressive detached four bedroom property offers an ideal setting for family life. Combining contemporary comfort with generous living space, this home provides the perfect environment for both relaxation and entertaining with off road parking, a single garage and beautifully maintained, well established gardens. On the ground floor, the welcoming Entrance Hall leads to a convenient Cloakroom and a quiet study that provides a perfect space to work from home. There is a beautiful light-filled Lounge, where the charming bay window creates a lovely focal point. The spacious open-plan Kitchen/Diner/Family Room is the heart of the home, flooded with natural light through large windows and patio doors that seamlessly connect the interior to the garden. The perfect space for both family meals and entertaining, the kitchen area features modern appliances, ample storage, and sleek finishes. To the first floor are Four Generously Sized Bedrooms and a modern Family Bathroom with both a bath and a large shower. The stylish Master Bedroom offers an abundance of storage, featuring built-in wardrobes that provide a clean and organised feel and the room is complemented by an En-Suite Shower Room, designed with contemporary fixtures and fittings.





One of the standout features of this home is its exceptional rear garden – a true outdoor haven created with care and vision by the current owners. This beautifully landscaped space has been thoughtfully arranged including a paved patio providing the perfect spot for outdoor dining or entertaining in the warmer months. A neatly maintained lawn is bordered by well-stocked, colourful beds filled with a stunning variety of mature shrubs, plants, and perennials, creating a picturesque and tranquil setting. In one corner, a charming breakfast area offers a peaceful spot to enjoy your morning coffee or evening glass of wine, while a greenhouse adds practical appeal for gardening enthusiasts.

With its desirable location, excellent layout, and truly outstanding garden, this home offers a rare combination of comfort, style, and lifestyle. Early viewing is highly recommended to fully appreciate everything this stunning property has to offer.



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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.

MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is currently £256 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

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 centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into The Squirrels and the property can be found after a short distance on the left hand side after passing Badger Crescent.

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 B. 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

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.

WH381085625



KITCHEN/DINER/FAMILY ROOM
20' 1" x 15' 5" (6.12m x 4.7m)

UTILITY ROOM
9' 0" x 5' 1" (2.74m x 1.55m)

LOUNGE
19' x 12' 2" (5.79m x 3.71m) max

STUDY
7' 6" x 9' 4" (2.29m x 2.84m)

MASTER BEDROOM
13' x 12' 1" (3.96m x 3.68m)

ENSUITE
4' 8" x 4' 4" (1.42m x 1.32m)

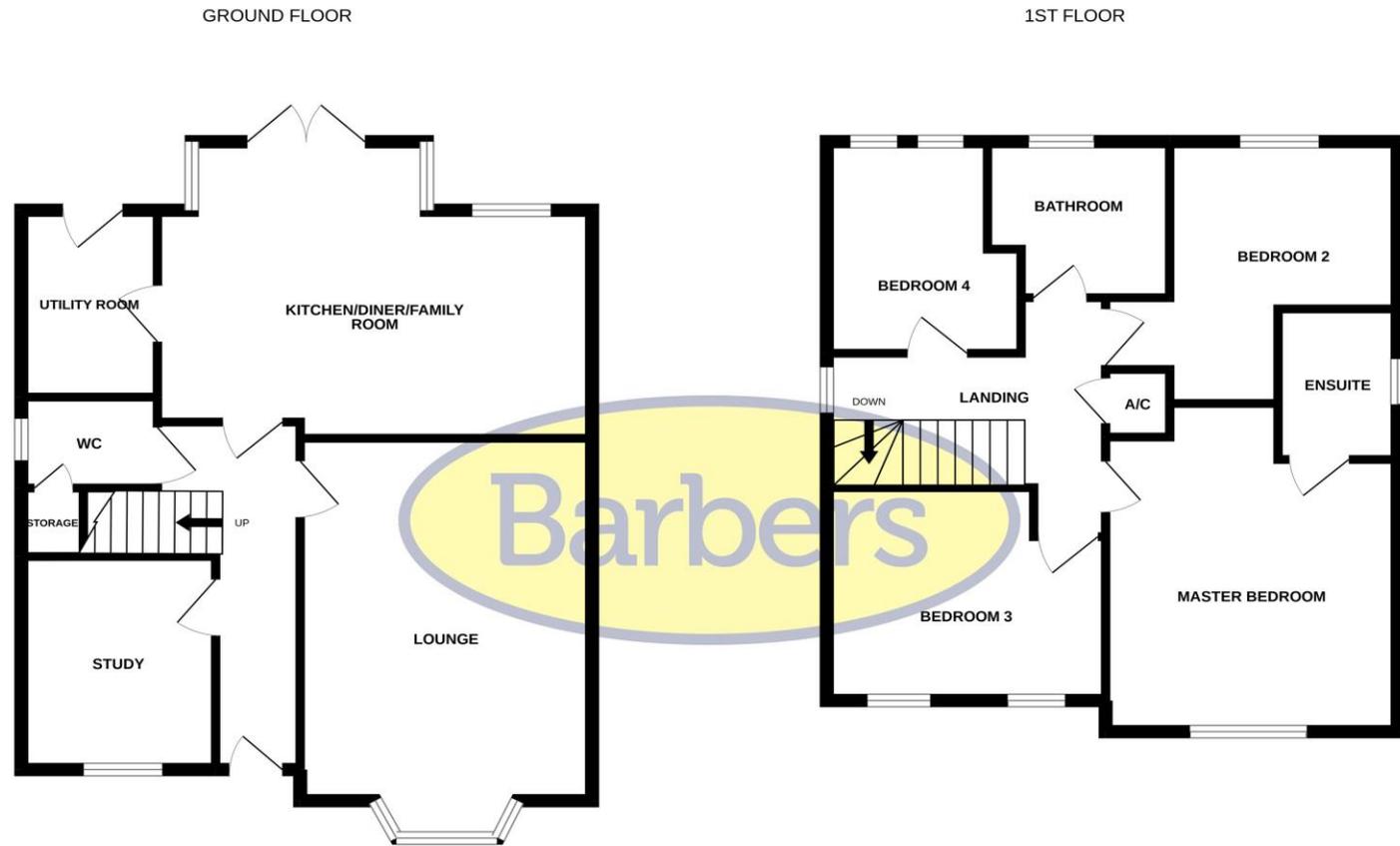
BEDROOM 2
10' 1" x 14' 4" (3.07m x 4.37m)

BEDROOM 3
9' 5" x 13' 5" (2.87m x 4.09m)

BEDROOM 4
9' 7" x 10' 2" (2.92m x 3.1m)

FAMILY BATHROOM
7' 5" x 8' 7" (2.26m x 2.62m)

GARAGE
16' 9" x 9' (5.11m x 2.74m)



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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