



28 Station Road, Whitchurch, SY13 1RE

Helping *you* move



28 Station Road, Whitchurch, SY13 1RE

Freehold £425,000



A beautifully presented four-bedroom semi-detached Victorian home featuring a stained glass entrance, original tiling, a bay-fronted lounge with sash windows and a Clearview log burner, a snug with second Clearview log burner, a light-filled open-plan kitchen/dining room with patio doors, utility room, shower room, four bedrooms, a stylish heritage family bathroom, attic storage with Velux windows, garden office, large patio, lawn, and rear parking for two cars.

- Semi Detached Victorian House
- Four Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Diner

- Garden Office
- Rear Garden, Off Road Parking
- Attic Space
- EPC D, Council Tax Band D



Step through a stunning stained-glass door into the spacious hallway of this beautiful four-bedroom semi-detached Victorian home, where original tiling sets the tone for timeless character throughout. To the left, the generous lounge features a classic bay window fitted with sash windows, flooding the space with natural light. A Clearview log burner adds cozy charm, while French doors open onto the patio-perfect for blending indoor comfort with outdoor living. Further down the hall, a snug offers another inviting retreat, complete with its own Clearview log burner. At the heart of the home is a light-filled open plan kitchen





and dining room where patio doors connect seamlessly to the garden. Adjacent to this is a practical utility room and a sleek shower room for everyday ease. Upstairs offers four bedrooms, full of light and period character. The stylish family bathroom boasts a claw-foot bath and heritage-style fixtures, adding a timeless touch and upstairs is a separate attic space with two Velux windows. Outside, the rear garden features a large patio, lawn, bespoke garden office ideal for remote working, and off-street parking for two cars at the back of the property.



Helping *you* move

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

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Station Road, continue on and the property can be found shortly after 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.

ENERGY PERFORMANCE

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

LOCAL AUTHORITY

Council Tax Band D . 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

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), 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 (in the case of a buyer), directly to Movebutler, and is non-refundable

WH3836515725

LOUNGE

26' 8" x 13' (8.13m x 3.96m)

SNUG

12' 5" x 12' 4" (3.78m x 3.76m)

KITCHEN/DINER

18' 6" x 12' 3" (5.64m x 3.73m)

UTILITY ROOM

5' 2" x 5' (1.57m x 1.52m)

SHOWER ROOM

6' 8" x 5' (2.03m x 1.52m)

GARDEN ROOM

5' 8" x 7' 4" (1.73m x 2.24m)

MASTER BEDROOM

15' 1" x 12' (4.6m x 3.66m)

BEDROOM TWO

14' 3" x 12' 9" (4.34m x 3.89m)

BEDROOM THREE

12' x 13' (3.66m x 3.96m)

BEDROOM FOUR

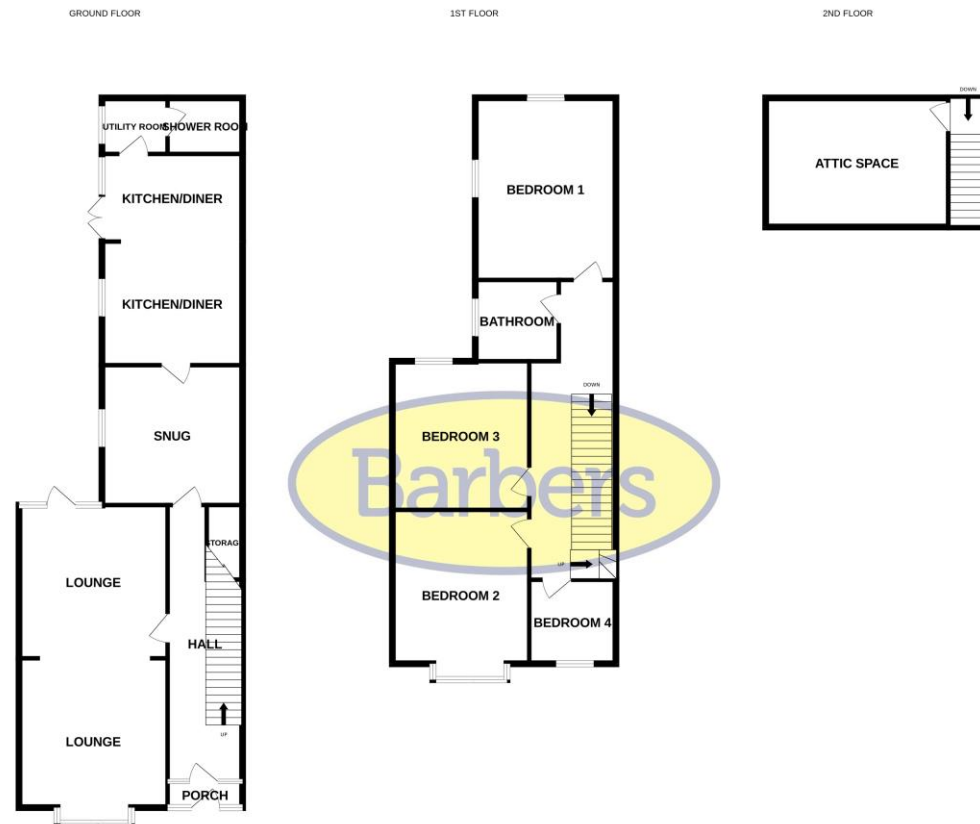
7' 6" x 7' 3" (2.29m x 2.21m)

FAMILY BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m)

ATTIC SPACE

16' 5" x 11' 4" (5m x 3.45m)



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.
Made with Metropix ©2025

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
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH