



14 Timekeepers Way, Whitchurch, SY13 1WG

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Offers In Region Of £330,000



- Modern three bedroom detached home
- Sought after location
- Driveway parking and detached single garage
- Quiet cul-de-sac within walking distance of town centre

- Enclosed rear garden with lawn and patio
- Stylish open-plan kitchen/diner
- Master En Suite and Family Bathroom
- EPC B, Council Tax Band C



Tucked away on a quiet cul-de-sac within one of Whitchurch's most sought-after areas, this beautifully presented three-bedroom detached home offers the perfect blend of modern living and family-friendly comfort. Just a short walk from the town centre and local schools, the property enjoys a peaceful setting with convenience on its doorstep. The ground floor features a welcoming entrance hall, a useful cloakroom with WC, and a spacious lounge with French doors opening directly onto the rear garden-ideal for relaxing or entertaining. At the heart of the home is a stunning open-plan kitchen/diner, complete with integrated appliances and further French doors leading to the patio, creating a bright and social living space. Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a single. The master benefits from its own en suite shower room, while a modern family bathroom serves the remaining bedrooms. Outside, the home boasts a driveway leading to a detached single garage, while the enclosed rear garden features a well-kept lawn and a paved patio area- perfect for outdoor dining and play.

This is a superb opportunity to secure a stylish, move-in-ready home in a fantastic location-an ideal choice for families or professionals alike.



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.



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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 that there is a management company set up for maintenance of the common areas and the cost is currently £156 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

SERVICES

We are advised that mains electricity, gas, water and drainage 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

Take the Chester Road out of Whitchurch, continue on past Chester Avenue and then turn left into Orchard Avenue, continue on then turn left into Timekeepers Way where the property can be found after a short distance 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 B. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council tax band C. 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.

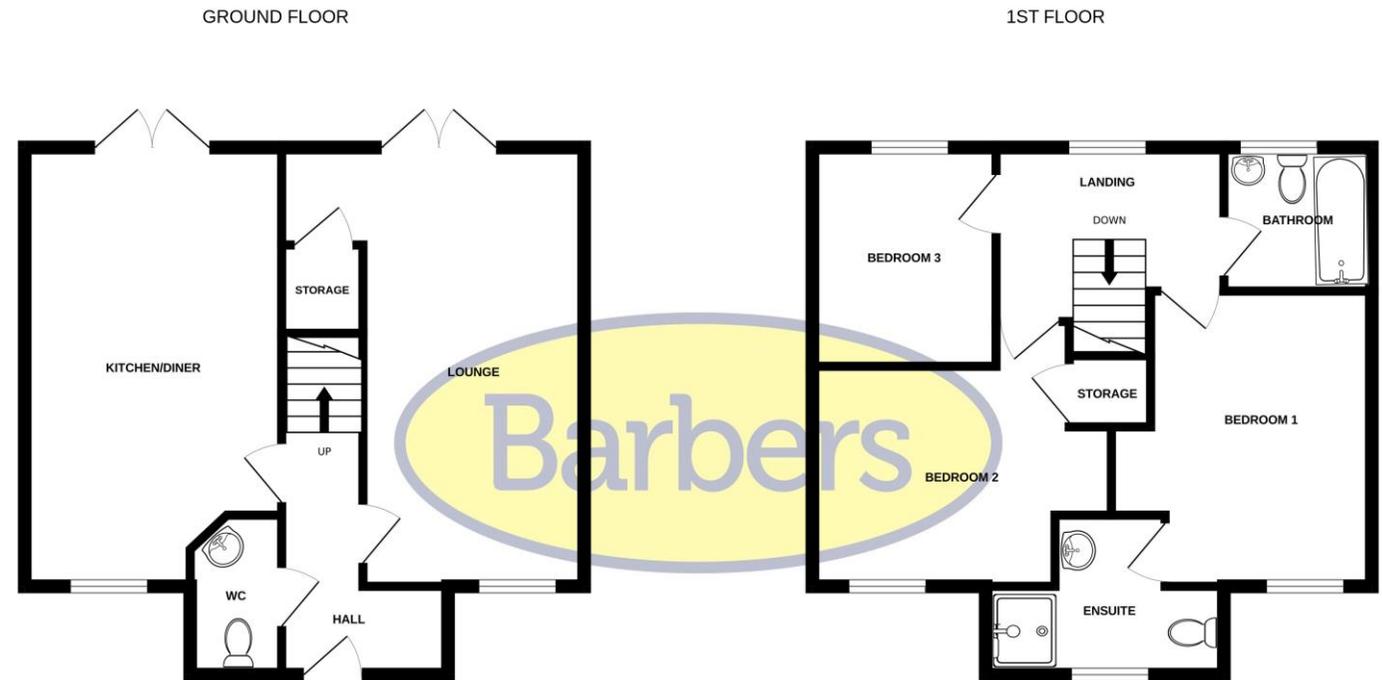
AML REGULATIONS

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.

WH38798 10925



- LOUNGE
19' 0" x 9' 6" (5.79m x 2.9m)
- KITCHEN/DINER
18' 9" x 11' 1" (5.72m x 3.38m)
- MASTER BEDROOM
12' 5" x 11' 4" (3.78m x 3.45m)
- BEDROOM TWO
11' 4" x 9' 1" (3.45m x 2.77m)
- BEDROOM THREE
9' 4" x 7' 9" (2.84m x 2.36m)
- FAMILY BATHROOM
6' 4" x 6' 1" (1.93m x 1.85m)



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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