



Helping *you* move



58 Edward German Drive, Whitchurch, SY13 1TL

Offers in the Region of

£230,000

A well maintained three bedroom semi-detached home in a quiet Whitchurch location, within walking distance of the town centre. Offering no upward chain and excellent scope to modernise, with driveway, garage, and attractive rear garden.

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Overview

- 3 Bedroom Semi-Detached House
- Quiet residential location
- Walking distance to town centre
- No upward chain
- Well maintained throughout
- Scope for modernisation
- Lounge and separate dining room
- Driveway and detached garage
- Attractive rear garden
- EPC tbc
- Council Tax Band C



Situated in a quiet residential area within the popular market town of Whitchurch, this well-maintained three-bedroom semi-detached home offers excellent potential for modernisation and is available with no upward chain. Ideally positioned within walking distance of the town centre, the property presents a fantastic opportunity for families, first-time buyers, or investors alike. The ground floor comprises an entrance porch with a useful storage cupboard, a comfortable lounge, and a separate dining room featuring sliding doors that open onto the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen completes the ground floor accommodation. To the first floor, there are three bedrooms, including a generous master bedroom with built-in wardrobes, along with a family bathroom.

Externally, the property benefits from a spacious driveway providing off-road parking for several vehicles, leading to a single detached garage. The front garden adds to the property's kerb appeal, while the attractive rear garden features a paved patio area, a well-maintained lawn, and established borders filled with a variety of mature shrubs and plants. Offering great potential in a desirable location, this property is not to be missed.

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. 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.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

Upon entering the town with the Rugby Club on the right, proceed along taking the second exit from the mini roundabout onto Newport Road. Take the next right onto Edward German Drive, continue on then bear right where the property can be found after a short distance on the left 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 tbc. The full energy performance certificate (EPC) is available for this property upon request.

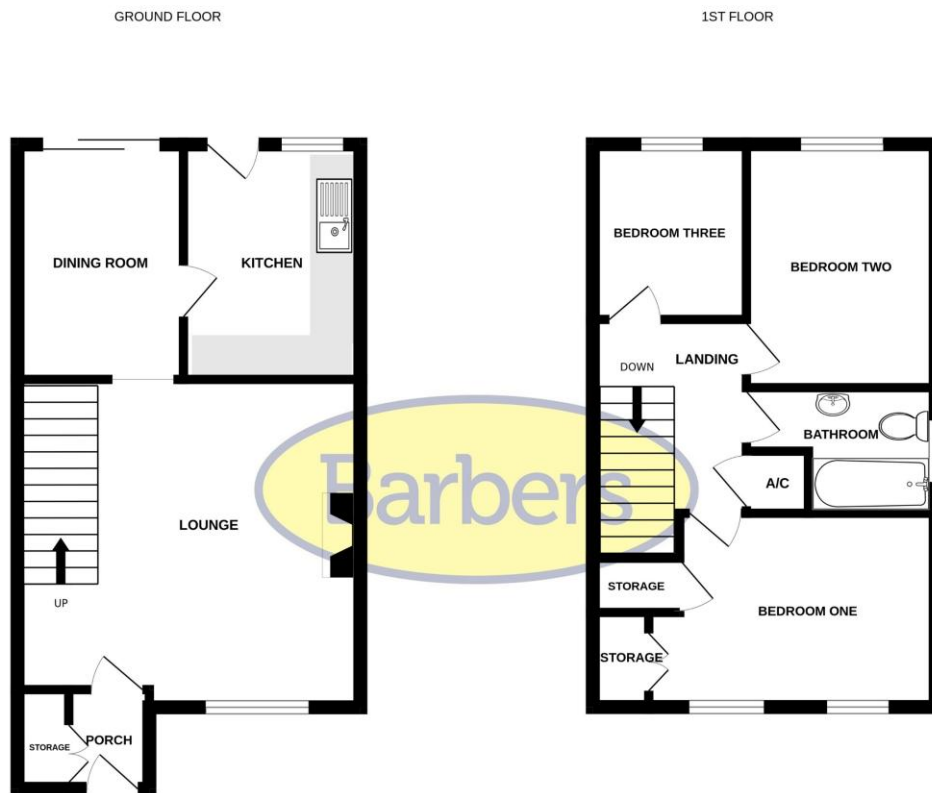
METHOD OF SALE

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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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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LOUNGE
14' 4" x 14' 0" (4.37m x 4.27m) max

DINING ROOM
10' 3" x 7' 1" (3.12m x 2.16m)

KITCHEN
9' 8" x 7' 2" (2.95m x 2.18m)

BEDROOM ONE
12' 4" x 8' 5" (3.76m x 2.57m)

BEDROOM TWO
9' 9" x 7' 8" (2.97m x 2.34m)

BEDROOM THREE
6' 7" x 6' 5" (2.01m x 1.96m)

BATHROOM
7' 6" x 5' 4" (2.29m x 1.63m) max

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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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 purposes 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.