



7 The Croft, Whitchurch, SY13 1FG

Helping *you* move





Positioned on the edge of Whitchurch, this modern three-bedroom detached property offers a stylish kitchen/diner, utility room, spacious lounge with a bioethanol burner, three bedrooms including an en-suite master, a well-kept garden, garage, parking and an EV charging point.

- Modern detached three bedroom house
- Quiet residential location
- Contemporary kitchen/dining space
- Generous lounge with a bioethanol burner and garden access
- Separate utility room and downstairs WC
- Master bedroom with an ensuite
- Private rear garden with a patio seating area
- Off road parking and a single garage
- EPC B, Council tax band D



This well-presented three-bedroom detached home is set on the fringe of Whitchurch, offering modern accommodation and a practical layout ideal for a range of buyers. On entering the property, you are welcomed into a spacious front hallway. To the left sits a contemporary kitchen/diner with ample space for a table and chairs, complemented by a separate utility room with garden access and useful under-stairs storage. The lounge is a generous, comfortable space featuring patio doors opening onto the garden and a bioethanol burner, creating a warm focal point.





Upstairs, there are three bedrooms, two of which benefit from built-in wardrobes. The master bedroom includes a modern en-suite shower room, while the third bedroom is a single, ideal for a child's room or home office. A contemporary family bathroom completes the first floor.

Outside, the property enjoys a lovely rear garden with a patio area for seating, along with a single garage and off-road parking. The driveway also benefits from an EV charging point, adding convenience for electric vehicle owners.



Helping *you* move

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.

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.

MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is currently £150 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

DIRECTIONS

From the town, take and continue along Wrexham Road. Continue on past the turnings for Thompson Drive and Belton Road, proceed and the entrance top The Croft can be found on the left hand side. Follow the road round and the property can be found after a short distance on the left hand side.

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.

ENERGY PERFORMANCE

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

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.

WH40341 040626

KITCHEN/DINER

17' 4" x 10' 1" (5.28m x 3.07m)

UTILITY ROOM

6' 3" x 4' 8" (1.91m x 1.42m)

LOUNGE

20' 2" x 10' 2" (6.15m x 3.1m)

MASTER BEDROOM

12' 2" x 11' 9" (3.71m x 3.58m)

BEDROOM TWO

10' 5" x 10' 2" (3.18m x 3.1m)

BEDROOM THREE

8' 8" x 7' 3" (2.64m x 2.21m)

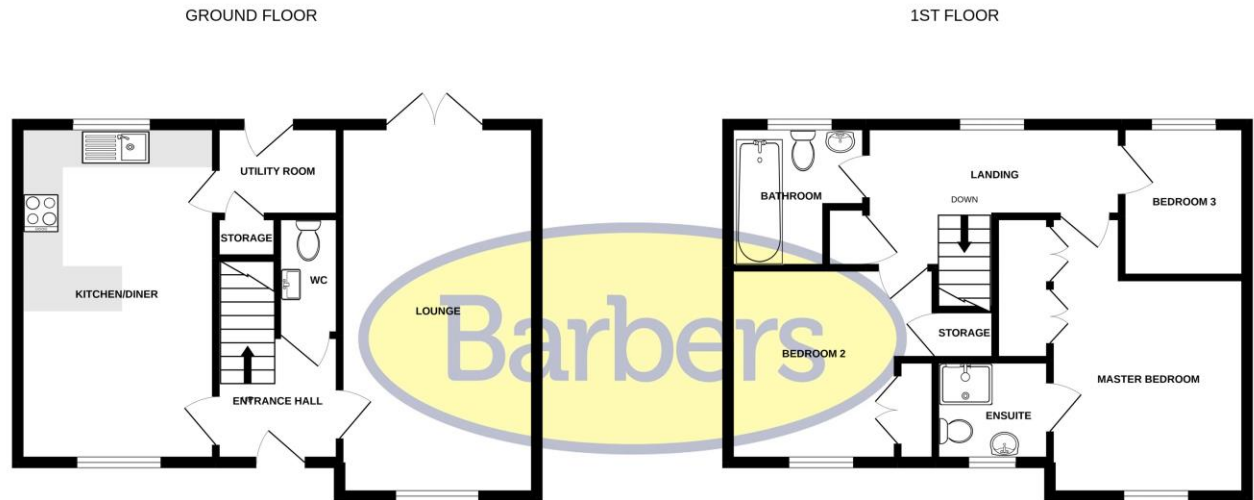
BATHROOM

7' 2" x 6' 7" (2.18m x 2.01m)

GARAGE

17' 2" x 10' 4" (5.23m x 3.15m)

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.



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 ©2022



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