



20 Pear Tree Lane, Whitchurch, SY13 1NG

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Offers In Region Of £640,000



- Stunning Four Bedroom Detached Family Home
- Sought After Location
- Impressive Kitchen/Dining/Family Room
- Large Driveway and Single Garage

- Generous Rear Garden with Far Reaching Views
- Two En Suites and Modern Family Bathroom
- Substantial Accommodation
- EPC B, Council Tax Band F



Set in one of the most sought after areas on the fringe of the bustling market town of Whitchurch, this stunning modern four bedroom detached home offers spacious living with contemporary design and urban convenience. Perfectly positioned on a quiet lane yet within walking distance of the town centre, this property provides the ideal setting for families looking for a blend of stylish living and easy access to all amenities.

Occupying a generous plot, this home impresses from the moment you arrive. As you step through the front door, you are welcomed into a bright and airy Entrance Hall with convenient Cloakroom, perfect for guests. The hallway leads to a spacious Lounge providing the ideal setting for family relaxation. At the heart of the home lies the superb open plan Kitchen/Diner/Family Room. Designed with modern family living in mind, this large, versatile space is perfect for everything from casual family meals to larger gatherings. The kitchen boasts high-quality fittings, plenty of worktop space, and contemporary finishes, with the dining and family areas flowing seamlessly together. Bi-fold doors stretch across the back of the property, allowing an abundance of natural light to pour in and opening out onto the patio and garden, ideal for summer entertaining or simply enjoying the view. The ground floor is completed by a practical Utility Room, conveniently located just off the kitchen, providing extra storage and laundry space.



The sense of space continues upstairs, where the first floor includes four well-proportioned double bedrooms. The master bedroom offers a tranquil retreat, featuring an En Suite Shower Room and the second bedroom also benefits from its own en suite. The two remaining double bedrooms are both filled with natural light and offer plenty of room for storage. These bedrooms are served by a modern Family Bathroom, complete with contemporary fixtures and fittings.

Externally, a generous driveway with space for several vehicles leads to an integral single garage, ensuring both practicality and ample parking. The large rear garden is an ideal space for both relaxation and entertaining, featuring a paved patio for al fresco dining, a lush lawn for children to play and well maintained vegetable beds to the side, perfect for gardening enthusiasts. Beyond the garden, open views extend across the surrounding countryside.



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LOCATION

The property is situated on the fringe of 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 less than a mile away and 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.

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.

DIRECTIONS

Take the Chester Road out of Whitchurch, turn left at the 'Pear Tree Lane' turning, proceed along Pear Tree Lane and the property will be located on the right.

LOCAL AUTHORITY

Council Tax Band F. 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

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH34829 200924



LOUNGE
19' 0" x 10' 7" (5.79m x 3.23m)

KITCHEN/DINING/FAMILY ROOM
25' 8" x 22' 7" (7.82m x 6.88m) max

UTILITY ROOM
6' 8" x 5' 8" (2.03m x 1.73m)

MASTER BEDROOM
20' 3" x 12' 3" (6.17m x 3.73m)

EN SUITE
6' 9" x 8' 3" (2.06m x 2.51m)

BEDROOM TWO
14' 1" x 10' 6" (4.29m x 3.2m)

BEDROOM THREE
14' 8" x 10' 6" (4.47m x 3.2m)

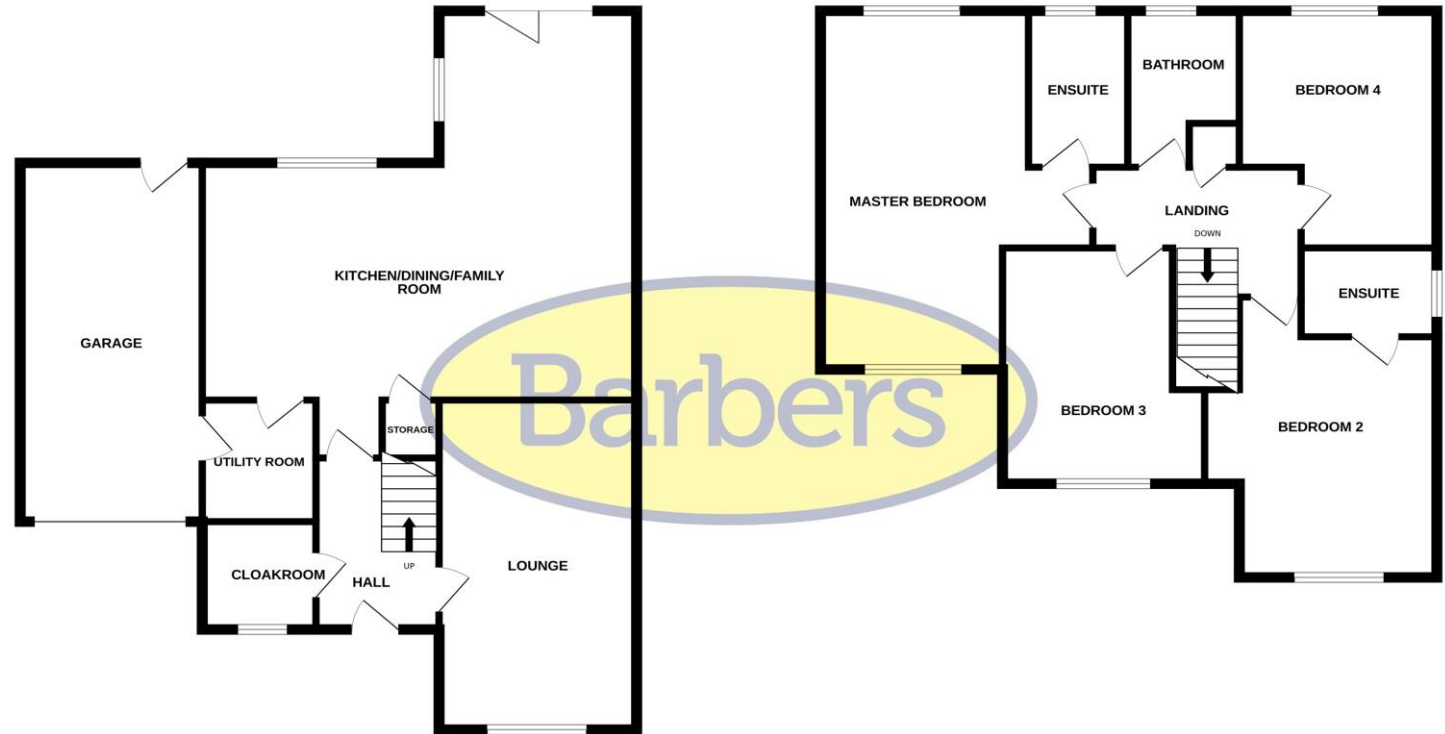
BEDROOM FOUR
13' 8" x 9' 4" (4.17m x 2.84m)

FAMILY BATHROOM
6' 5" x 5' 5" (1.96m x 1.65m)

GARAGE
20' 7" x 9' 9" (6.27m x 2.97m)

GROUND FLOOR

1ST FLOOR



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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