



Helping *you* move



37 The Squirrels, Whitchurch, SY13 4JU

Offers in the Region of
£289,999

A modern four bedroom town house with driveway parking for two cars, single garage and good size rear garden, ideally situated in a sought after residential area of Whitchurch within walking distance of the town centre and local schools.

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Overview

- Modern Town House
- Four Bedrooms
- Garage and Off Road Parking
- Popular Residential Location
- Within Walking Distance of Town Centre and Local Schools
- Open Plan Kitchen/Lounge
- Study
- Master En Suite and Family Bathroom
- Good Size Rear Garden
- Council Tax Band C, EPC B



This fantastic modern four bedroom semi-detached townhouse is perfectly situated in a sought-after residential area, within walking distance of the town centre and local schools. Having been owned by the current owner since its construction, this property has been minimally occupied, ensuring many features feel like new.

Spanning three spacious floors, this home offers generous accommodation ideal for family living. Upon entering, you are greeted by a welcoming Entrance Hall leading to a convenient Cloakroom with WC. A dedicated study provides an excellent space for working from home. At the heart of the home lies a superb open plan Lounge/Kitchen/Dining area, with plenty of natural light and designed for modern living. French doors open seamlessly onto the rear garden, creating an inviting indoor-outdoor flow-perfect for entertaining or enjoying a peaceful evening.

The first floor boasts two well-appointed bedrooms, including the master bedroom complete with an en suite shower room. Ascend to the second floor to find two additional double bedrooms, along with a stylish family bathroom.

Outside, the property features off-road parking for two vehicles plus a single garage, ensuring ample parking and storage space. The good-sized rear garden includes lawn and a paved patio area. This exceptional home combines modern amenities with a prime location-don't miss the opportunity to make it yours



Your Local Property Experts

01948 667272



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/>



MANAGEMENT COMPANY

We are advised that there is a management company and the cost of this is currently £173.58 per annum. This will be confirmed by the solicitors during Pre-Contract enquiries.

VIEWING

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

DIRECTIONS

From the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into the Squirrels, continue on and 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.

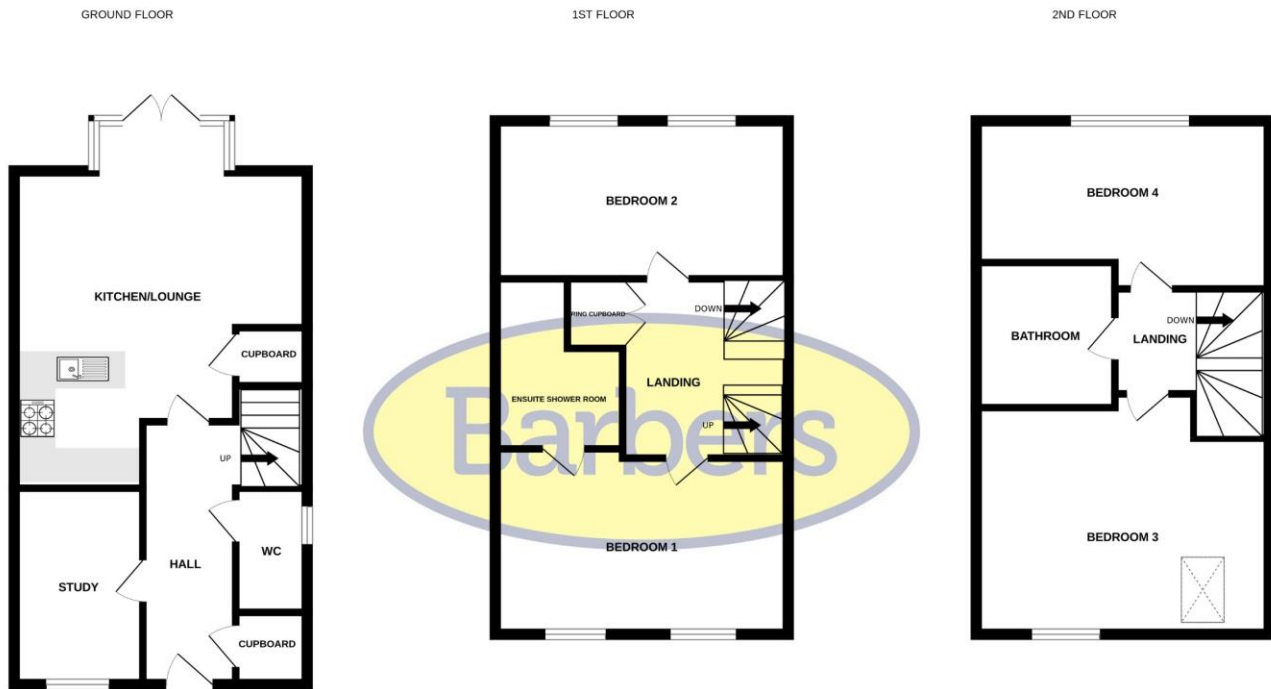
METHOD OF SALE

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.

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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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KITCHEN/LOUNGE
20' 3" x 13' 5" (6.17m x 4.09m)

STUDY
7' 9" x 6' 4" (2.36m x 1.93m)

MASTER BEDROOM
13' 6" x 10' 5" (4.11m x 3.18m)

BEDROOM TWO
13' 6" x 10' 9" (4.11m x 3.28m)

BEDROOM THREE
13' 7" x 12' 3" (4.14m x 3.73m) max

BEDROOM FOUR
13' 7" x 9' 0" (4.14m x 2.74m) max

FAMILY BATHROOM
6' 6" x 6' 0" (1.98m x 1.83m)

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.