



Helping *you* move



**21 Edward German Drive, Whitchurch, SY13 1TL**

Offers in the Region of

**£255,000**

A well maintained three bedroom semi-detached house with driveway, single garage and attractive gardens, situated in a popular residential area of Whitchurch and within easy walking distance of the town centre and local schools.

# 21 Edward German Drive, Whitchurch, SY13 1TL

## Overview

- Three Bedroom Semi-Detached House
- Driveway and Single Garage
- Convenient for Town Centre and Local Schools
- Popular Residential Location
- Enclosed Rear Garden
- Lounge/Dining Room
- Kitchen, Large Utility Room
- Family Bathroom, WC
- Viewing Recommended
- EPC D
- Council Tax Band C



This delightful three bedroom semi-detached house is located in a popular residential area of Whitchurch, just a short walk from the town centre and local schools, offering both convenience and a peaceful family setting. The property is ready for a new owner to add their personal touch and make it their own. Upon entry, you are greeted by a welcoming entrance hall, leading to a spacious and bright open-plan lounge and dining room, perfect for family gatherings and entertaining guests. The kitchen offers a functional layout with plenty of potential for modernisation. A large utility room provides additional space and storage. Upstairs, the property boasts three bedrooms: two double rooms and a cosy single, ideal for a child's room or home office. The family bathroom is accompanied by a separate WC. To the front, a driveway provides off-road parking and leads to a single garage. The attractive front garden adds to the home's curb appeal, with well-maintained plants and shrubs. The rear garden features a paved patio area, artificial lawn for low-maintenance outdoor living, a greenhouse for gardening enthusiasts, and borders filled with a variety of shrubs and plants, creating a tranquil space to relax and enjoy. This property offers fantastic potential in a popular location, making it the ideal opportunity for a family looking to settle in Whitchurch. Don't miss the chance to put your own stamp on this much loved home!

## LOCATION

Situated in 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 on the outskirts of the town which 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 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](mailto: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. Follow the road round and 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 D. The full energy performance certificate (EPC) is available for this property upon request.

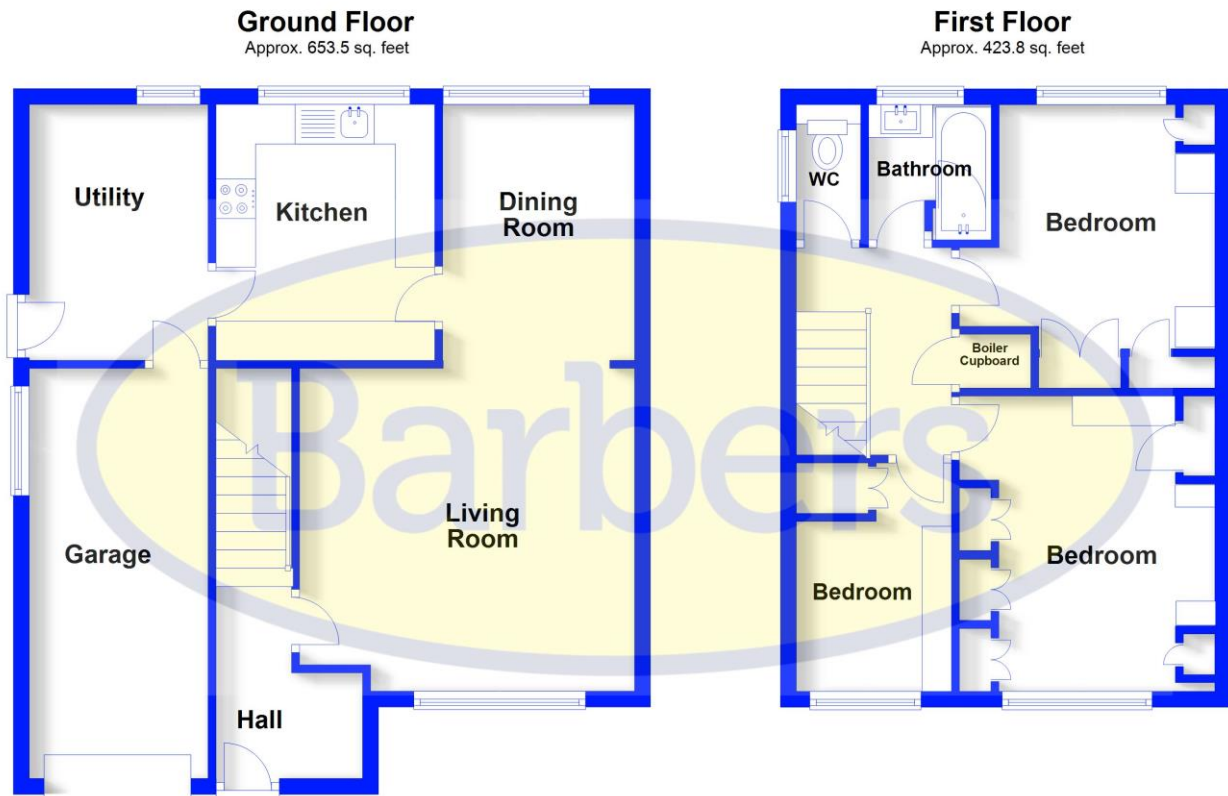
**METHOD OF SALE**

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.

WH36972 061224



Total area: approx. 1077.3 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

**LOUNGE/DINING ROOM**

24' 7" x 13' 8" (7.49m x 4.17m)

**KITCHEN**

10' 6" x 8' 4" (3.2m x 2.54m)

**UTILITY ROOM**

10' 3" x 7' 3" (3.12m x 2.21m)

**BEDROOM ONE**

12' 6" x 9' 9" (3.81m x 2.97m)

**BEDROOM TWO**

10' 2" x 9' 7" (3.1m x 2.92m) excluding wardrobes

**BEDROOM THREE**

9' 0" x 6' 9" (2.74m x 2.06m)

**BATHROOM**

5' 5" x 5' 2" (1.65m x 1.57m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



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.