



Crimond, 204 Alkington Road, Whitchurch, SY13 1TA

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**Crimond, 204 Alkington Road, Whitchurch, SY13 1TA**

**Offers In Region Of £450,000**



A spacious four bedroom detached home in a sought-after location on the edge of Whitchurch, with lovely countryside views. Set on a large plot with wraparound gardens, this much-loved property is ready for modernisation. An ideal family home with NO UPWARD CHAIN.

- Four Bedroom Detached House
- Sought-after location on the edge of Whitchurch
- Countryside views to the rear
- Generous Gardens
- Spacious interior with potential for modernisation
- Two Reception Rooms
- Driveway and Single Garage
- EPC D, Council Tax Band E



Situated in a sought-after location on the fringe of Whitchurch, this spacious four bedroom detached home offers a fantastic opportunity to own a property that combines the charm of a much-loved family home with the exciting potential for modernisation. Set on a generous plot with wraparound gardens, the property enjoys wonderful countryside views to the rear, making it an idyllic retreat while still being within easy reach of local amenities. With no upward chain, this property is ready for a new owner to move in and transform it into their perfect home.

All the rooms have excellent proportions and the ground floor includes a welcoming Entrance Hall with beautiful parquet flooring leading to a convenient cloakroom with WC. The cosy Lounge is a bright and inviting space, featuring full-height windows that overlook the rear garden. The open-plan Kitchen/Diner is generously sized and has the benefit of an oil fired Aga. It offers plenty of potential for renovation, making it the ideal space for a modern kitchen with dining area to suit your lifestyle and there is also a large walk-in pantry providing plenty of storage space. The adjoining Sitting Room, with an open fire, provides a cosy second living space, offering versatility for a variety of uses-whether as a formal dining room, family room, or study. A covered porch area to the side of the house offers convenient access to the utility room, boiler room, and coal shed, providing ample storage and practical space for everyday living. Upstairs, the master bedroom is a real highlight, offering breathtaking views over the surrounding fields, built-in wardrobes, and a separate dressing room. There are two further double bedrooms and a single bedroom, all well-sized and full of potential. A family shower room completes the first-floor accommodation.



Outside, the property is approached through gates leading to a driveway with space for parking, which leads to a single garage. The expansive gardens wrap around the home, offering a lawn area, patio for outdoor dining, and a variety of mature shrubs, plants, and trees. The property offers endless possibilities for landscaping and creating outdoor spaces to suit your lifestyle, whether for entertaining, gardening, or simply enjoying the view.

This delightful home offers incredible potential for a buyer looking to create a personalised space in a desirable location. With a generous plot, countryside views, spacious interiors, and well-established gardens, this property is perfect for families or those seeking a peaceful rural lifestyle with the convenience of local amenities.



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## LOCATION

Whitchurch is a busy, historical market town 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 pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, gas, drainage and electricity are available. Gas central heating. 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.

## DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue on past the turning for Highfields Avenue 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. 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.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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.

## AGENTS NOTE

We are advised that there are restrictive covenants related to the property. This will be confirmed by solicitors during the pre-contract enquiries. Please contact our office for more information.

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## LOUNGE

18' 7" x 13' 4" (5.66m x 4.06m)

## SITTING ROOM

12' 9" x 12' 9" (3.89m x 3.89m)

## KITCHEN/DINER

19' 0" x 10' 9" (5.79m x 3.28m) max

## MASTER BEDROOM

20' 1" x 13' 1" (6.12m x 3.99m)

## DRESSING ROOM

13' 1" x 5' 0" (3.99m x 1.52m)

## BEDROOM TWO

14' 0" x 13' 1" (4.27m x 3.99m)

## BEDROOM THREE

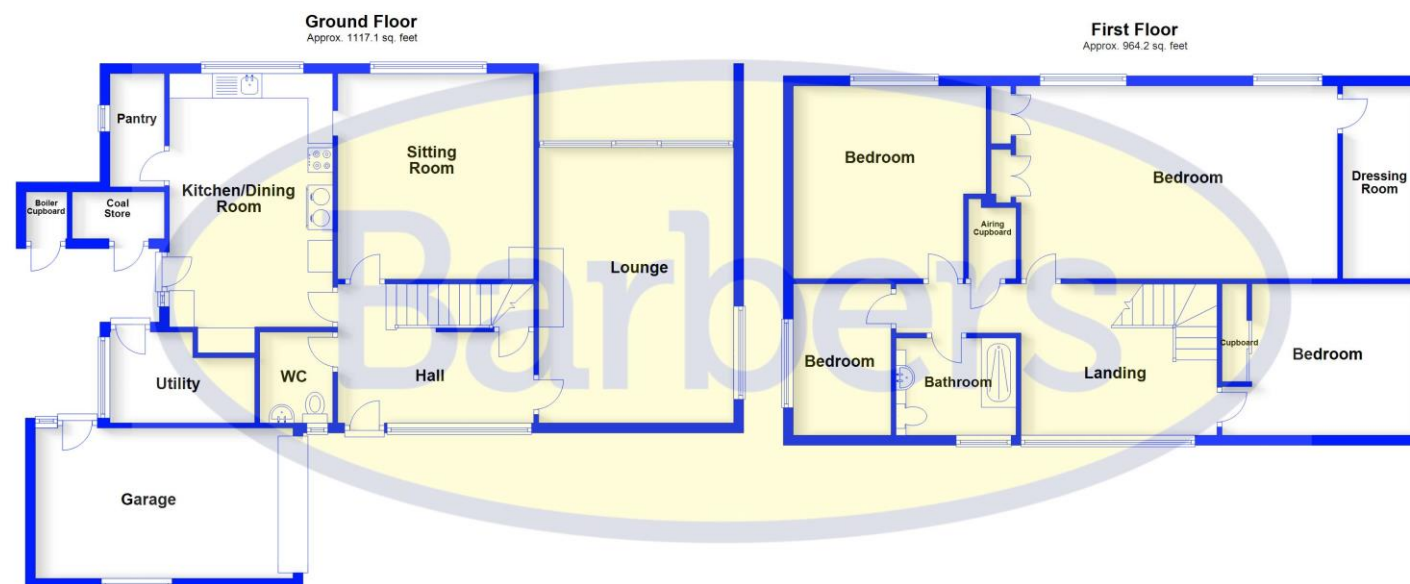
11' 4" x 10' 0" (3.45m x 3.05m)

## BEDROOM FOUR

10' 0" x 7' 3" (3.05m x 2.21m)

## FAMILY SHOWER ROOM

7' 6" x 6' 0" (2.29m x 1.83m)



Total area: approx. 2081.3 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.



**WHITCHURCH**  
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