



**FOR SALE**

Offers in the region of £395,000

Rivendell, Sedgeford,  
Whitchurch, Shropshire, SY13 1EX

Halls Whitchurch are absolutely delighted to offer to the market this fantastic detached family house, situated in a popular location on the very edge of the town. This deceptively spacious property has been much improved by the present owners who have created a home full of 'Wow' factors, not least of which is the truly magnificent kitchen/family room, which has to be seen to be believed. We advise early inspection in order to fully appreciate this superb property.



Crewe 15.5 miles, Wrexham 16 miles, Shrewsbury 20 miles, Chester 21 miles. All distances are approximate.



- **Fantastic Detached Home**
- **3 Double Bedrooms**
- **Lage Recep/Bedroom 4**
- **Superb Kitchen/Family Room**
- **Landscaped Garden**
- **Outbuildings and Rear Parking**

## DESCRIPTION

A fantastic detached family house that is situated in a highly popular location on the very edge of this popular North Shropshire town.

## LOCATION

The property is located on the edge of the town, and gives easy access to the ring road and the local schools. Whitchurch itself offers a range of supermarkets, local shops and all amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is also a main line rail link on the Crewe - Shrewsbury line that provides regular daily services in each direction.

## ENTRANCE HALL

Double glazed entrance door, oak and glass staircase to the first floor, timber flooring, two radiators, doors to all principal rooms.

## LOUNGE/POSSIBLE 4TH BEDROOM

5.38m x 4.52m (17'8" x 14'10")

Double glazed windows to the front and side elevations, corner fireplace surround to a 'living flame' gas fire, double radiator, TV and telephone points.

## KITCHEN / FAMILY ROOM

9.09m x 4.75m (29'10" x 15'7")

A stunning room comprising a pre-formed single bowl sink, inset into white composite stone work surfaces and incorporating a fantastic array of base, drawer and wall cupboards, including two pull out 'larder' units and a carousel corner unit, island unit with composite top and a range of cupboards below, incorporating a breakfast/dining bar, a built-in gas hob with ceiling mounted cooker hood.

There is a Bosch steam oven, a microwave oven, two conventional ovens, built-in dishwasher, washing machine and dryer, space and plumbing for an American style fridge/freezer, ceramic tiled flooring throughout, large sliding picture window to the rear garden, further double glazed window to the side.

In the Family/Dining area there is a matching large sliding picture window, further double glazed side window, two modern radiators, ceramic tiled flooring, TV and telephone points and flush fitted spot lighting throughout.

## BEDROOM ONE

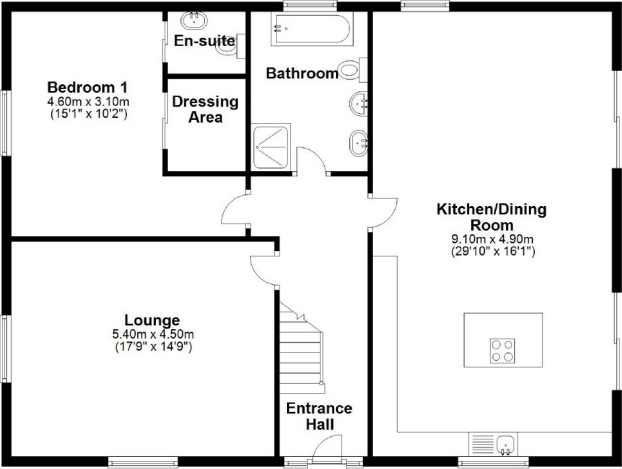
4.60m x 3.05m (15'1" x 10'0")

Double glazed window to the front, Oak sliding doors to the cloakroom, and to the walk-in wardrobe that has fitted hanging rails and shelving above and laminate flooring. There is a radiator, TV point and the cloakroom comprises a low level WC, wash basin fully tiled walls and flooring and a fitted extractor fan.

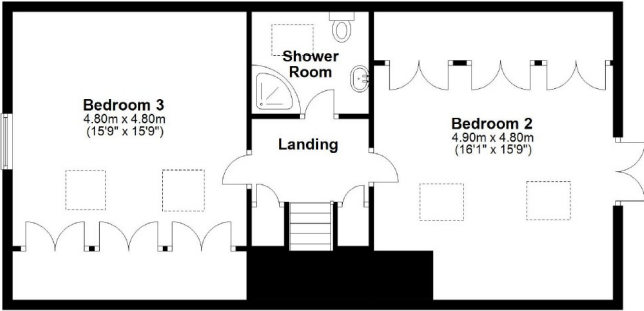




**Ground Floor**  
Approx. 112.5 sq. metres (1210.9 sq. feet)



**First Floor**  
Approx. 72.5 sq. metres (780.3 sq. feet)



Total area: approx. 185.0 sq. metres (1991.2 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



### BATHROOM

3.25m x 2.39m (10'8" x 7'10")

Fitted with contemporary white suite comprising a tiled double width glass and enclosure having a plumbed-in mains multi function shower fitted, panelled bath with mixer tap and shower attachment, twin wash basins with mixer taps inset into a vanity unit with drawers below, fitted low level WC, modern tall radiator, tiled splash backs, tiled flooring, shaver point, extractor fan, flush spot lighting, double glazed window to the side.

### FIRST FLOOR

#### LANDING

Two built-in cupboards with shelving, access to the roof space.

#### BEDROOM TWO

4.95m x 3.84m (16'3" x 12'7")

Double glazed double doors to a 'Juliet' balcony, further roof window with blackout blind, two under eaves built-in cupboards with hanging rails and offering excellent storage space, double radiator, TV point.

#### BEDROOM THREE

4.78m x 3.84m min 4.83m to under eaves (15'8" x 12'7" min 15'10 to under eaves)

Double glazed window to the front, further roof window with blackout blind, two under eaves built-



in cupboards with hanging rails and offering excellent storage space, double radiator, TV point.

### SHOWER ROOM

2.36m x 1.96m (7'9" x 6'5")

Having a corner enclosure with plumbed-in mains shower, modern wash basin with mixer tap and drawers below, and having a wall mounted illuminated mirror above, low level WC, fully tiled walls and floor, modern towel warming radiator, extractor fan, fitted roof light with blind.

### OUTSIDE

#### FRONT GARDEN

The property has front pedestrian access through a wrought iron gate with ornate slate steps up to the property, with blue brick retaining wall and a garden area to the front which is low maintenance with two gravel covered areas with ornate wrought iron railings to the front and external lighting, the path extends to the side of the property and to the entrance door and gate to the rear garden.

#### REAR GARDENS

The rear garden is nicely landscaped with a central lawn area flanked by various seating areas of gravel, paving and stone, and having flower and shrub borders with a path to the rear playroom and store and gated access to the rear parking area which has space for at least two cars and/or a caravan.



### **STUDIO/WORKSHOP**

The playroom has Upvc windows and a door to the rear garden, with power and lighting connected and having a workshop/store to the rear.

### **STORE ROOM**

Currently used to store wood and fuel.

### **REAR PARKING AREA**

The car parking area is accessed via a rear service road with permanent rights of access granted from the adjacent property.

### **ADDITIONAL INFORMATION**

#### **COUNCIL TAX**

Believed to be Band 'D' with amount payable this current year 2019/20 being £1,779.00. For confirmation of these Council Tax details, contact Shropshire Council on 0345 6789002.

#### **SERVICES**

Mains water, electricity, drainage and gas are understood to be connected. Heating is via mains gas fired radiator heating. None of these services have been tested.

### **TENURE**

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

### **DIRECTIONS**

Leave Whitchurch in the direction of Shrewsbury and continue up Newport Road. At the roundabout take the first exit into Sedgeford, passing Edgeley Road on the left, continue for approximately 100 metres and the property will be found on the left hand side before you reach the entrance to the Rugby Club.

### **VIEWING ARRANGEMENTS**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove](https://www.rightmove.co.uk) & [Onthemarket.com](https://www.onthemarket.com) WH1099



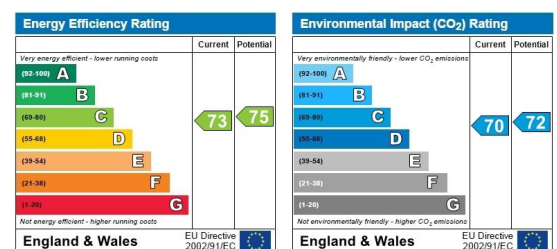
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Ratings



**01948 663 230**

**Whitchurch office:**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E. whitchurch@hallsgb.com



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