



A wonderfully appointed modern home.

2 Fairways Drive, Whitchurch, Shropshire, SY13 1TX

Freehold



Situated within approximately 1 mile and within walking distance of Whitchurch Town Centre. • An executive modern home built in approximately 1995. • Hill Valley Golf & leisure Club is about half a mile away and is an 18 hole Emerald and Sapphire course. • Alderford Lake, about 2 miles away is a well known recreation centre for outdoor swimming and water sports. • The A41 and A49 provide access to Cheshire, Telford and the West Midlands.

Location

2 Fairways Drive is situated in a quiet location within walking distance of Whitchurch Town Centre which is a market town with a number of high street and independent shops, supermarkets and restaurants. Being close to the Cheshire borders Whitchurch is well placed for commuting to the North with a train station which has links to Crewe and onward travel to London Euston and Manchester.

There are a number of schools within the area including the well regarded Ellesmere College, approximately 13 miles, Sir John Talbot's School, Whitchurch, C of E Infant and Nursery Academy and Whitchurch pre-school Nursery.

Accommodation

A front door opens into a glazed porch which has a cloakroom and a boot/storage room. Doors lead into the wonderful entrance hall which is full of natural light and provides access into the reception rooms including the living area which has a gas fire, views over the south west facing garden and a door leading into the conservatory. A door leads through into the open plan dining area with decorative cornicing and doors leading outside onto the

garden.

The modern and stylish kitchen is fitted with base and wall units with granite worktops, integrated dishwasher and microwave, a ceramic hob and a central island. A door leads through to a utility room which has a separate door leading outside.

A corridor leads into a spacious storage room with a large glazed window which could also be used as a gym/office. A further door leads through to the garage. In addition, there is a snug situated to the left of the entrance hall.

Stairs rise to the first floor landing where there is a principle bedroom with built in wardrobes and an en suite bathroom. There are a further three double bedrooms, two with fitted wardrobes and a single bedroom along with a separate family bathroom.

Outside

Accessed via a private drive, there is parking to the front of the house. A lawn area wraps around the side and to the rear of the house with a decking area either side of the conservatory and a separate seating area. The garden has bordered hedging and offers privacy with a separate area housing a greenhouse and access to the front of the house.





Tenure: Freehold

Services: Mains water,
electricity, gas & drainage.

Local Authority: Shropshire.
Band G.

The property is offered for sale
by private treaty.

All fixtures, fittings and garden
statuary are specifically
excluded unless otherwise
mentioned in these sale
particulars.

The property will be sold
subject to and with the benefit
of all wayleaves, easements
and rights of way whether
mentioned in these particulars
or not.

It should not be assumed that
the property has the
necessary planning, building
regulations or other consents.

Savills have not tested any
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satisfy themselves by
inspection or otherwise.

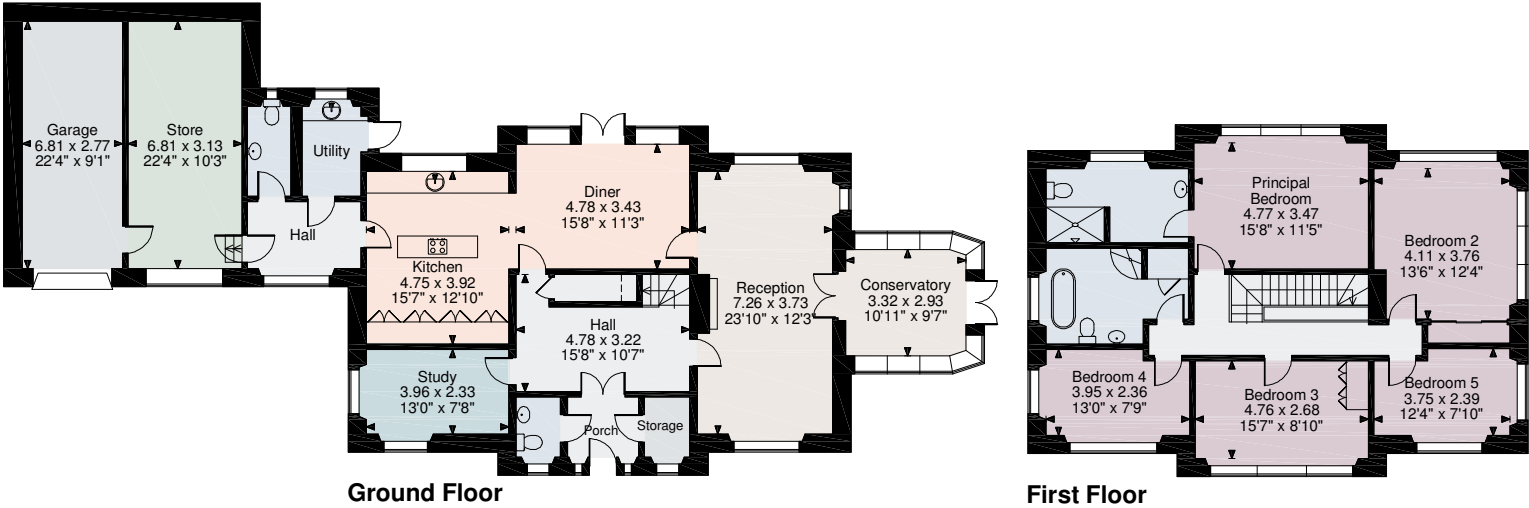
Brochure prepared 2022/11
BTJ
Photographs taken 2022/11
E-House





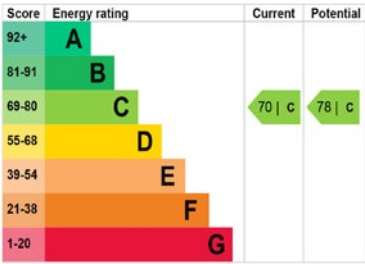
Fairways Drive, Whitchurch
Main House gross internal area = 2,711 sq ft / 252 sq m
Garage gross internal area = 203 sq ft / 19 sq m
Total gross internal area = 2,914 sq ft / 271 sq m

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The position & size of doors, windows, appliances and other features are approximate only.
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