



Little Birch Croft, Whitchurch

Offers In Excess Of

- Energy Rating - D
- 20ft Lounge
- Newly Fitted Kitchen
- Garden Cabin / Bar
- Four Bedrooms

- PRICED FOR A QUICK SALE
- Dining Room
- Utility Room
- Hot Tub In South Facing Rear Garden
- Cul De Sac Location

NEW PRICE FOR QUICK SALE

Nestled in a highly sought-after cul-de-sac, this beautifully extended four-bedroom semi-detached family home offers an exceptional blend of comfort, style, and versatility. Perfectly designed for modern family living, the property features an adaptable layout with two spacious ground-floor bedrooms and two further bedrooms accompanied by a contemporary family bathroom on the first floor.

The heart of the home is the light-filled, dual-aspect lounge. With large sliding patio doors that seamlessly connect indoor and outdoor spaces, the lounge opens onto a stunning south-facing rear garden—a private oasis ideal for relaxation, alfresco dining, and entertaining. The separate dining room and newly fitted kitchen provide additional living space, complemented by a utility room and a convenient ground-floor cloakroom.

The rear garden is a standout feature, thoughtfully designed to cater to every need, providing a private oasis for relaxation and entertainment. A storage shed and workshop further enhance the property's practicality.

Offering a rare combination of space, style, and a prime location, this delightful family home is an ideal choice for those seeking a comfortable and convenient lifestyle.

Lounge 20'0 x 12'0 (6.10m x 3.66m)

Dining Room 13'0 x 8'0 (3.96m x 2.44m)

Kitchen 10'0 x 9'0 (3.05m x 2.74m)

Utility Room 7'0 x 6'0 (2.13m x 1.83m)

Ground Floor Cloakroom

Ground Floor Bedroom Three 10'0 x 6'0 (3.05m x 1.83m)

Bedroom Four / Office 10'0 x 8'0 (3.05m x 2.44m)

Storage Room 7'0 x 7'0 (2.13m x 2.13m)

Bedroom One 14'0 x 12'0 (4.27m x 3.66m)

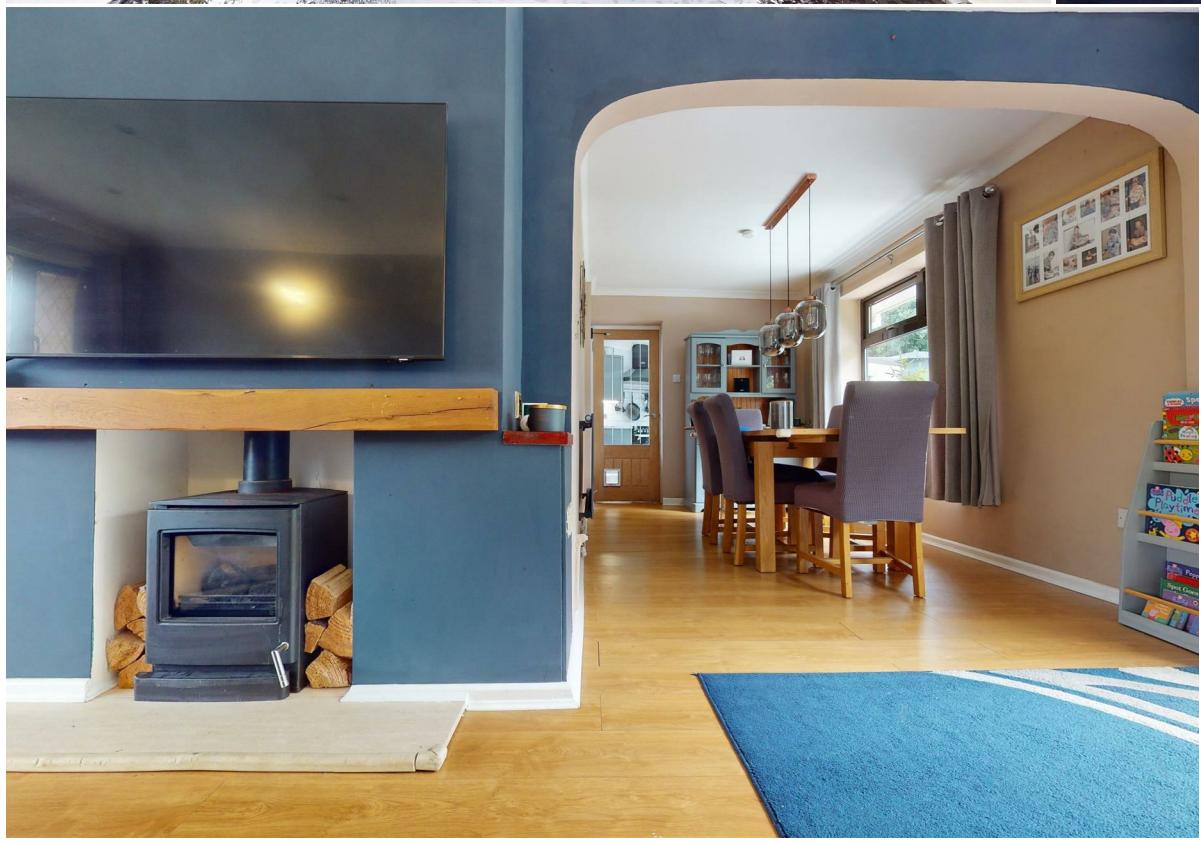
Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)

Bathroom

Council Tax - Band D

Tenure Status - Freehold

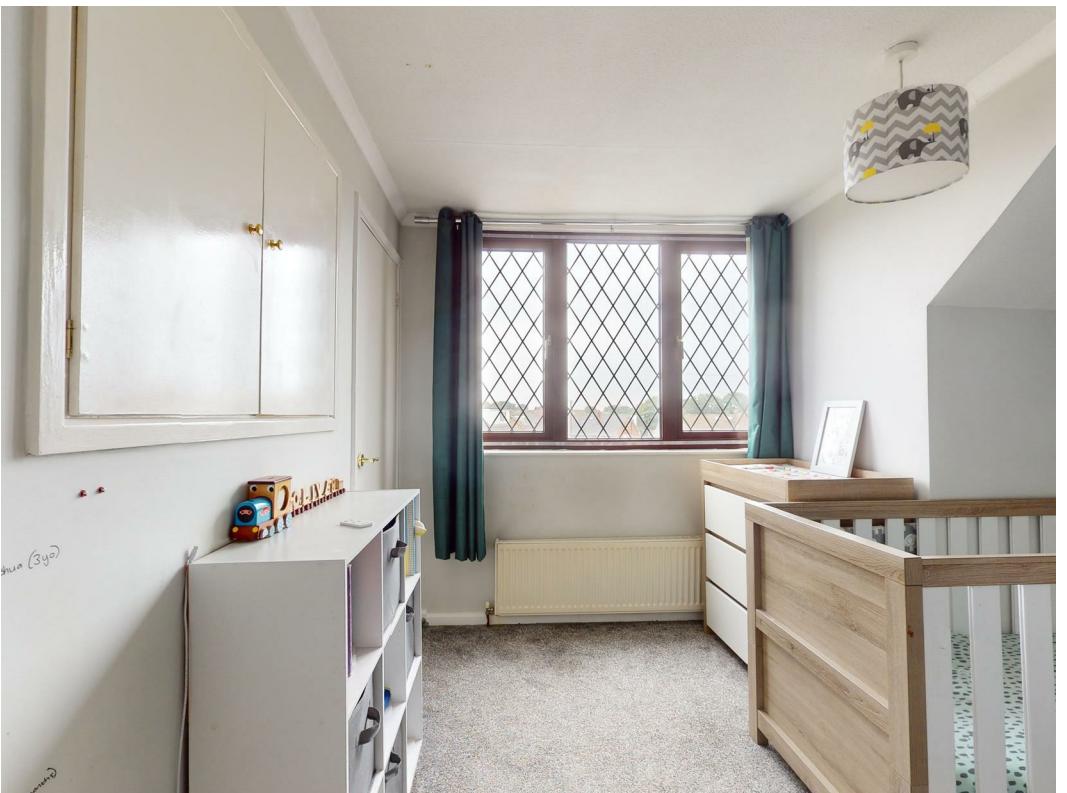


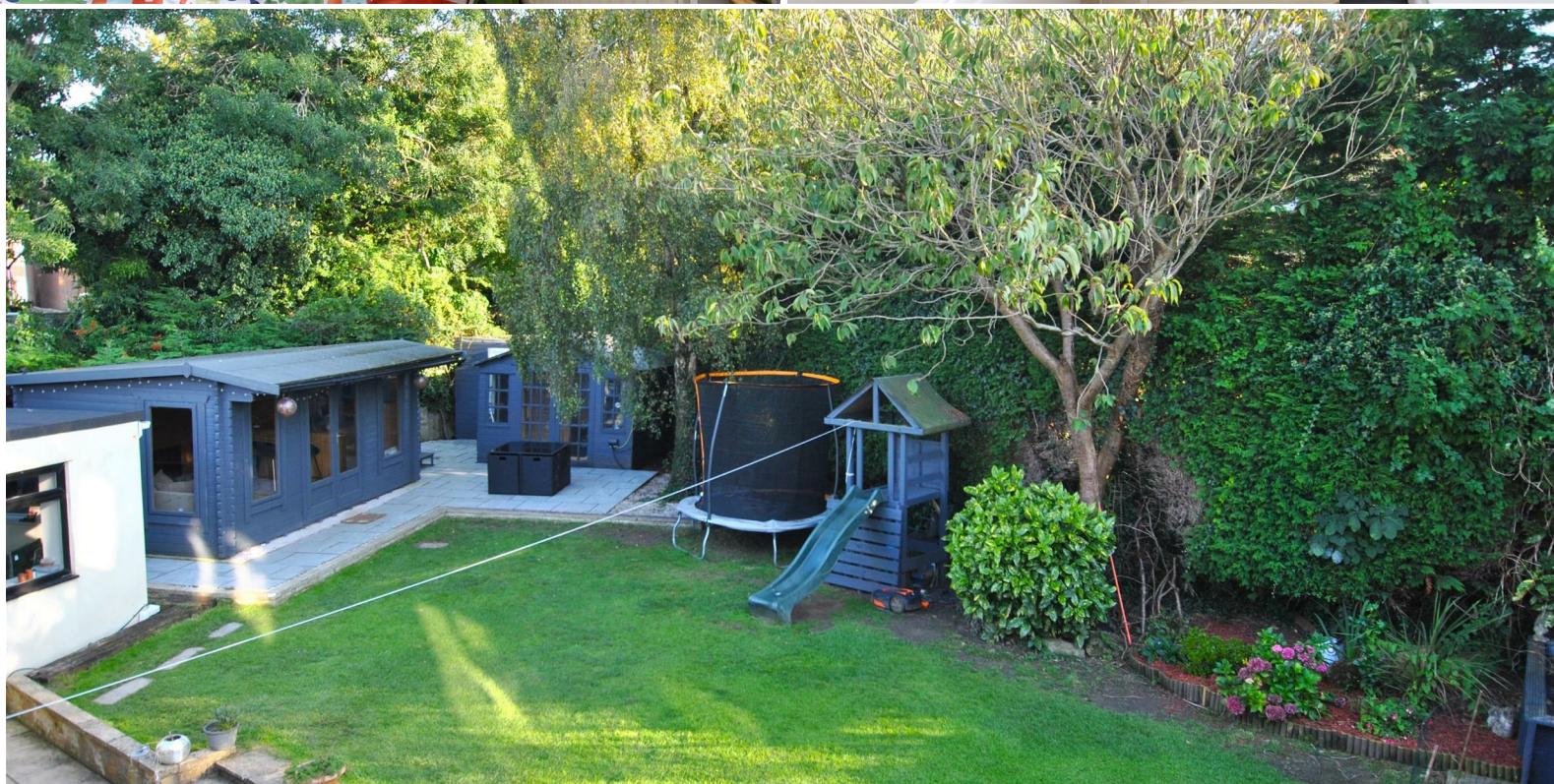


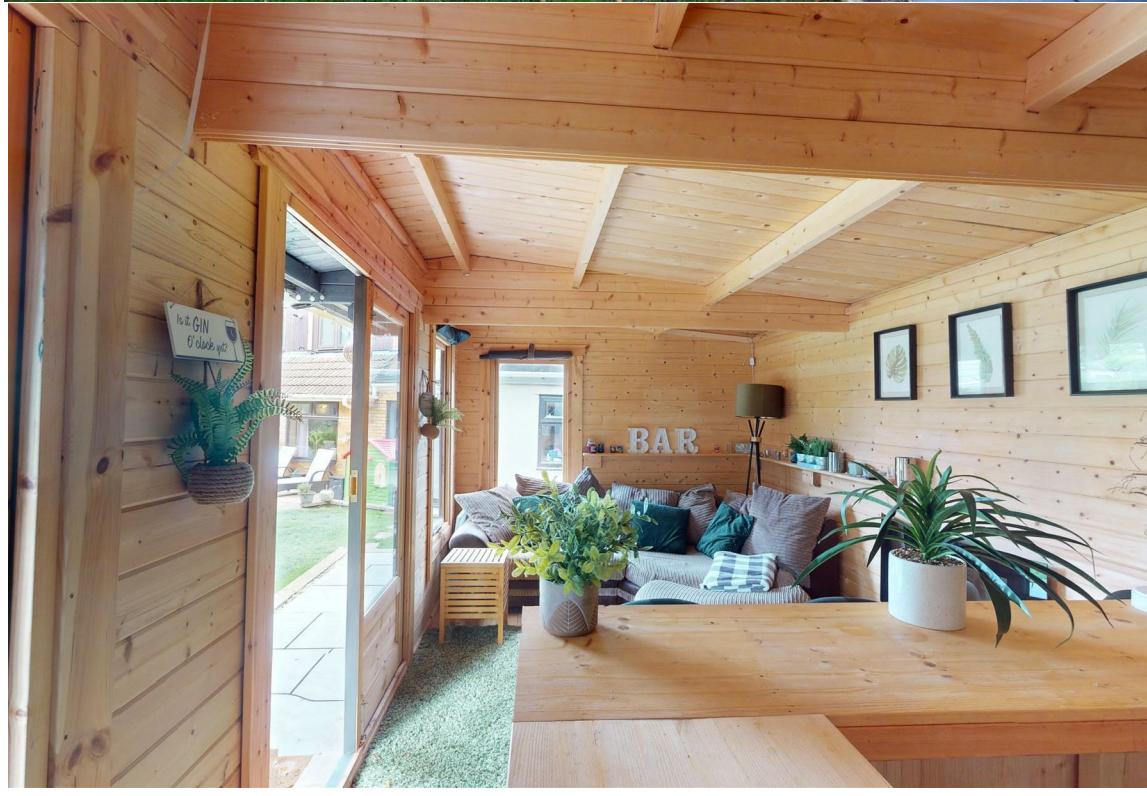


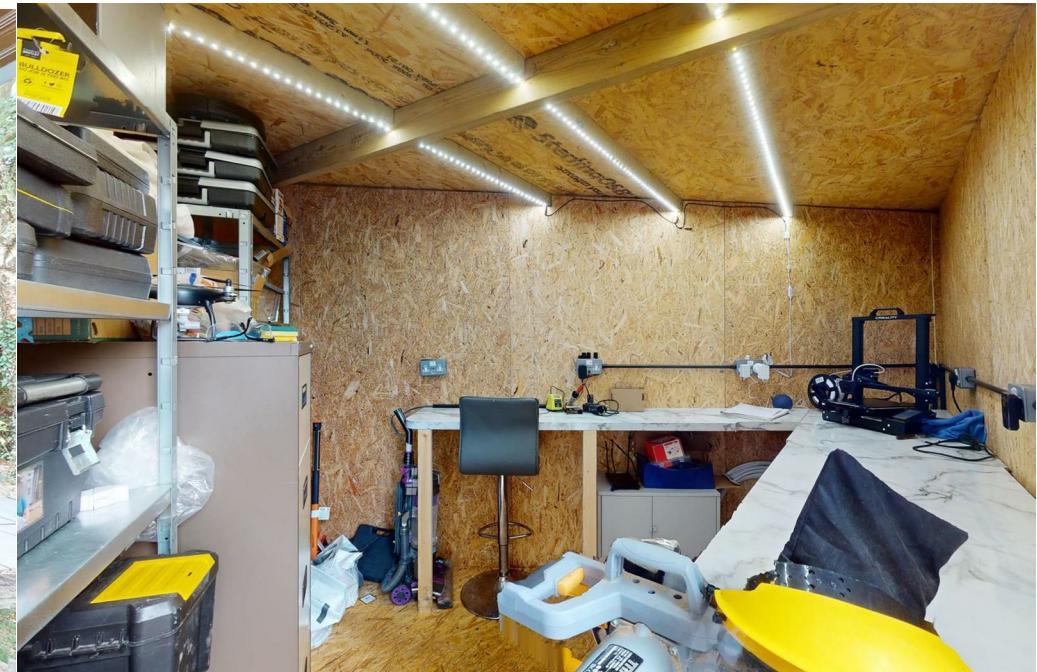
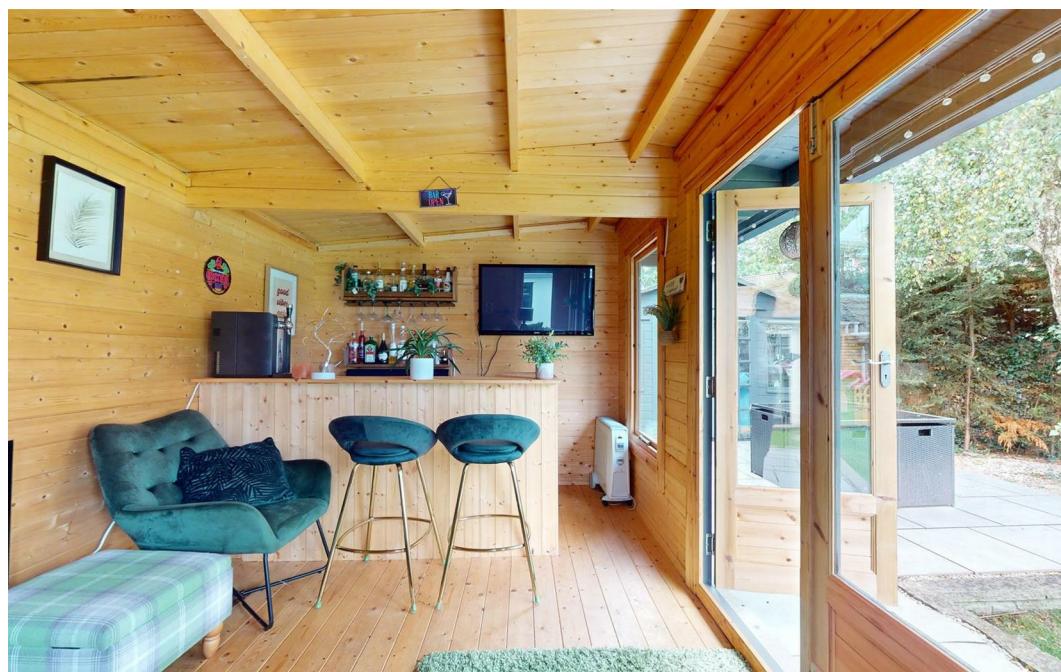






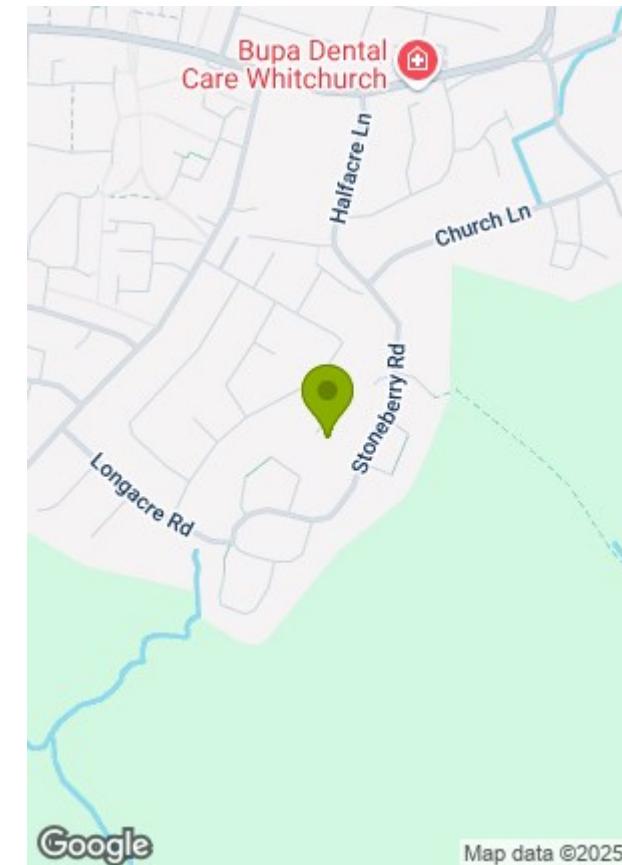








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			