



**HINCHLIFFE  
HOLMES**



**22 BADGER CRESCENT**



**GROUND FLOOR**

Entrance Hall  
Lounge  
Dining Kitchen  
WC

**FIRST FLOOR**

Landing  
Bedroom Two  
Bedroom Three  
Bathroom

**SECOND FLOOR**

Bedroom One  
En-suite

**OUTSIDE**

Garage  
Parking  
Gardens

# 22 BADGER CRESCENT

Whitchurch | SY13 4JL

Positioned on a quiet executive development in a popular and most convenient location, a beautifully presented and upgraded semi-detached family home with superb specifications and accommodation in excess of 1,000 sq.ft. (including Detached Garage). South-west facing landscaped private gardens, driveway providing off-road parking and detached garage.

Whitchurch Town Centre provides an excellent range of local shopping, schooling, recreational and leisure facilities. There are a number of cafes, restaurants and pubs. Additionally, there is a championship golf course, football, cricket, and rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.







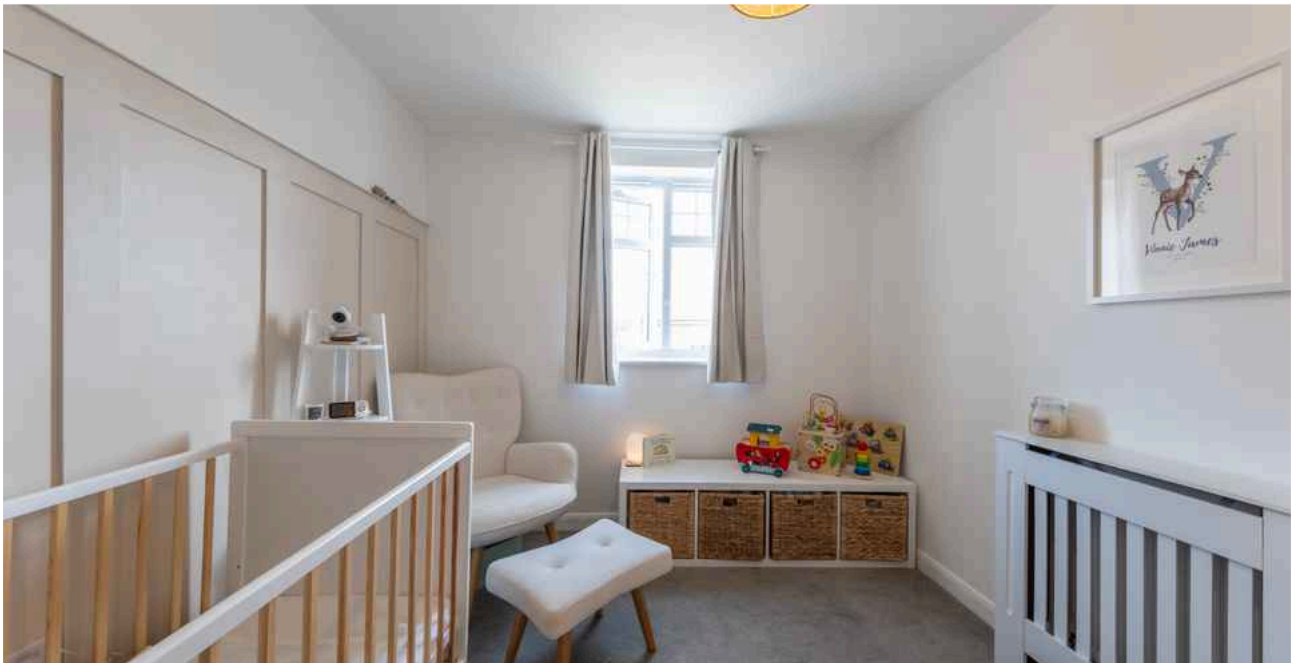




















TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor. There is a Management Charge for the development of approximately £256.02 per annum.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

#### LOCAL AUTHORITY

Shropshire Council. Council Tax – Band C.

#### POSSESSION

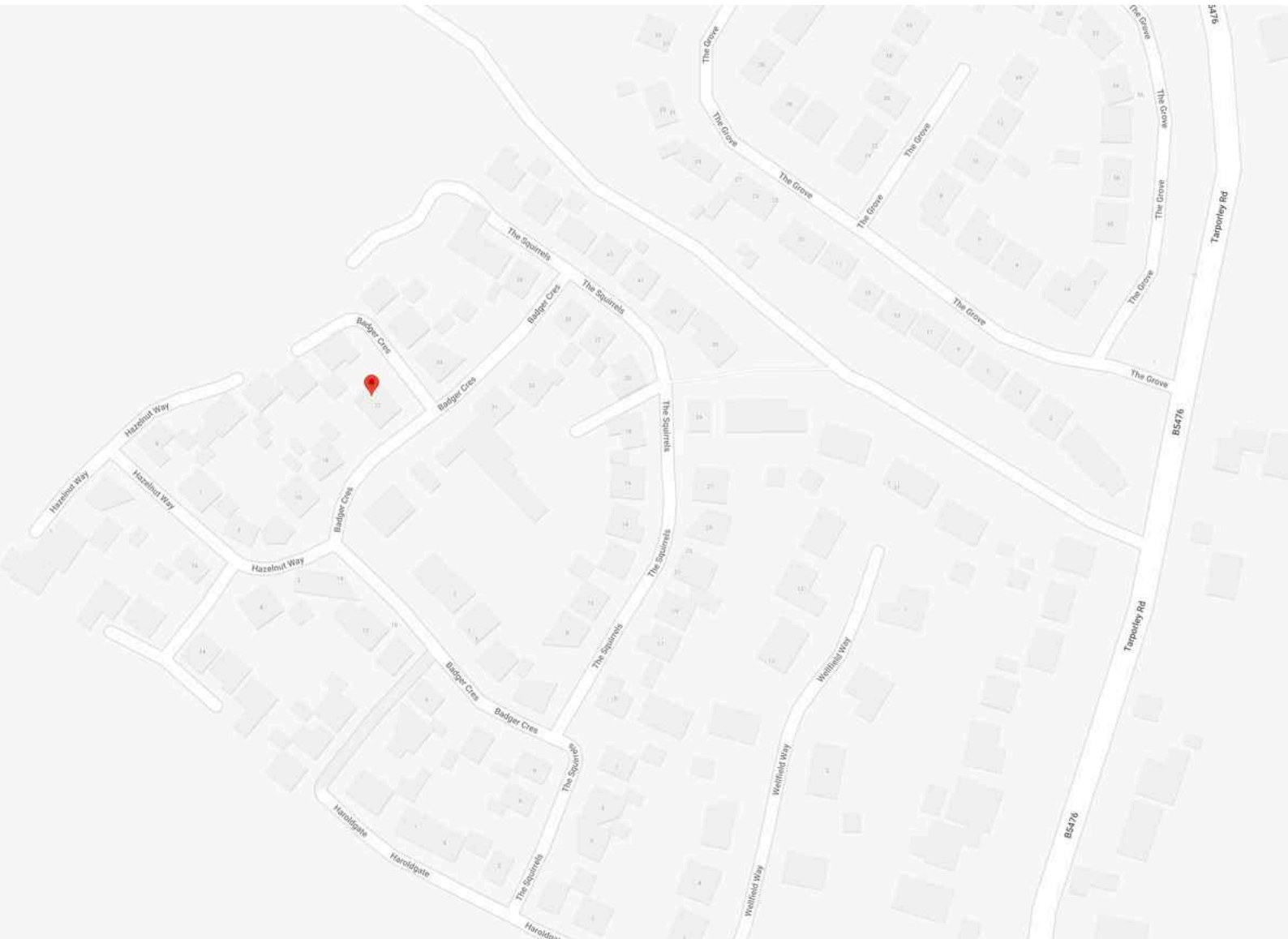

Vacant possession upon completion.

#### VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


**UNITED KINGDOM  
PROPERTY  
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REAL ESTATE




**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hincliffe Holmes

**2021-2022**




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**2022-2023**



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AWARDS**  
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MOTOR CARS  
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Hincliffe Holmes Ltd

**2022-2023**



**UNITED KINGDOM  
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AWARDS**  
REAL ESTATE

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Hincliffe Holmes

**2023-2024**



**The Negotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
**AWARDS 2023**  
**WINNER**  
LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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