



**Modern End Town House**

**Rural Views To Front & Rear**

**3 Bedrooms**

**Priced At 70% Of Market Value**

**“Discounted For Sale” Scheme, Subject To Conditions**

**L-Shaped Lounge/Dining Room**

**Birch House, Chester Road**  
**No Mans Heath, Malpas SY14 8DY**

**£164,500**



**If your idea of bliss is to live in the country, with lovely rural views to the front and rear of your house but fancy the trappings of a modern and relatively economical home (EPC Grade B), then this may well be the property for you!**

Located in what is rapidly becoming a hugely desirable, expanding part of the village, this property is part of an affordable housing scheme (subject to terms and conditions) to make it more affordable, meaning that you get to buy the property at 70% of the full value and thus climb onto the housing ladder at an affordable level.

It sounds too good to be true, but as the saying goes, 'don't look a gift horse in the mouth', just take full advantage of this wonderful opportunity!

An internal inspection is strongly recommended. The house has been very well maintained by the current owners, so new owners will find themselves with very little to do apart from moving their furniture in.

No Man's Heath itself has its own local shop and public house (both of which are within walking/staggering distance) and a real welcoming sense of belonging within the community.

It is well placed for travel to the neighbouring (larger) village of Malpas and the close proximity of the A41 allows for swift travel by car to the market town of Whitchurch and the city of Chester.

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.





## GROUND FLOOR

### Canopied Storm Porch

**Entrance Hall** 15' 5" x 3' 6" min (4.70m x 1.07m min)  
widening to 6' 8" (2.03m)

Laminate flooring, radiator and staircase to first floor with built-in storage cupboard below.

**Cloakroom** 5' 4" x 2' 9" (1.62m x 0.84m)

White suite comprising pedestal wash hand basin and close coupled WC. Laminate flooring and radiator.

**L-Shaped Lounge/Dining Room** 15' 0" x 12' 5" (4.57m x 3.78m) and 7' 11" x 6' 0" (2.41m x 1.83m)

French double doors leading to rear garden. Radiator.

**Kitchen** 9' 8" x 7' 10" (2.95m x 2.39m)

Stainless steel sink and drainer inset in woodgrain effect rolltop working surfaces with drawers, cupboards and plumbing for washing machine below, 4 ring gas hob having stainless steel splashback with illuminated extractor hood above and electric oven and grill below, matching wall cupboards (one housing the gas central heating boiler), part tiled walls, ceramic tiled floor and radiator.

## FIRST FLOOR

**Landing** 7' 0" x 4' 6" (2.13m x 1.37m)

Loft access hatch.

**Bedroom 1** 11' 11" x 9' 8" (3.63m x 2.94m) plus recess 3' 2" x 3' 1" (0.96m x 0.94m)

Radiator.

**Bedroom 2** 11' 2" x 8' 7" min (3.40m x 2.61m min)

Part timber panelled walls and radiator.

**Bedroom 3** 15' 1" x 6' 1" (4.59m x 1.85m)

Radiator.

**Bathroom** 6' 9" x 4' 10" (2.06m x 1.47m)

Panelled bath with mains mixer shower unit over and folding glazed shower screen, pedestal wash hand basin and close coupled WC. Part tiled walls, extractor fan and heated chrome towel rail.

## OUTSIDE

Block paved parking area in Fiennes Court with space for 2 cars - nominal monthly management fee payable.

Easily managed front garden with views over open fields beyond.

Neatly tended enclosed rear garden laid to lawn and having gravel borders, paved patio and side path and views over open fields.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Gas fired boiler supplying radiators and hot water.

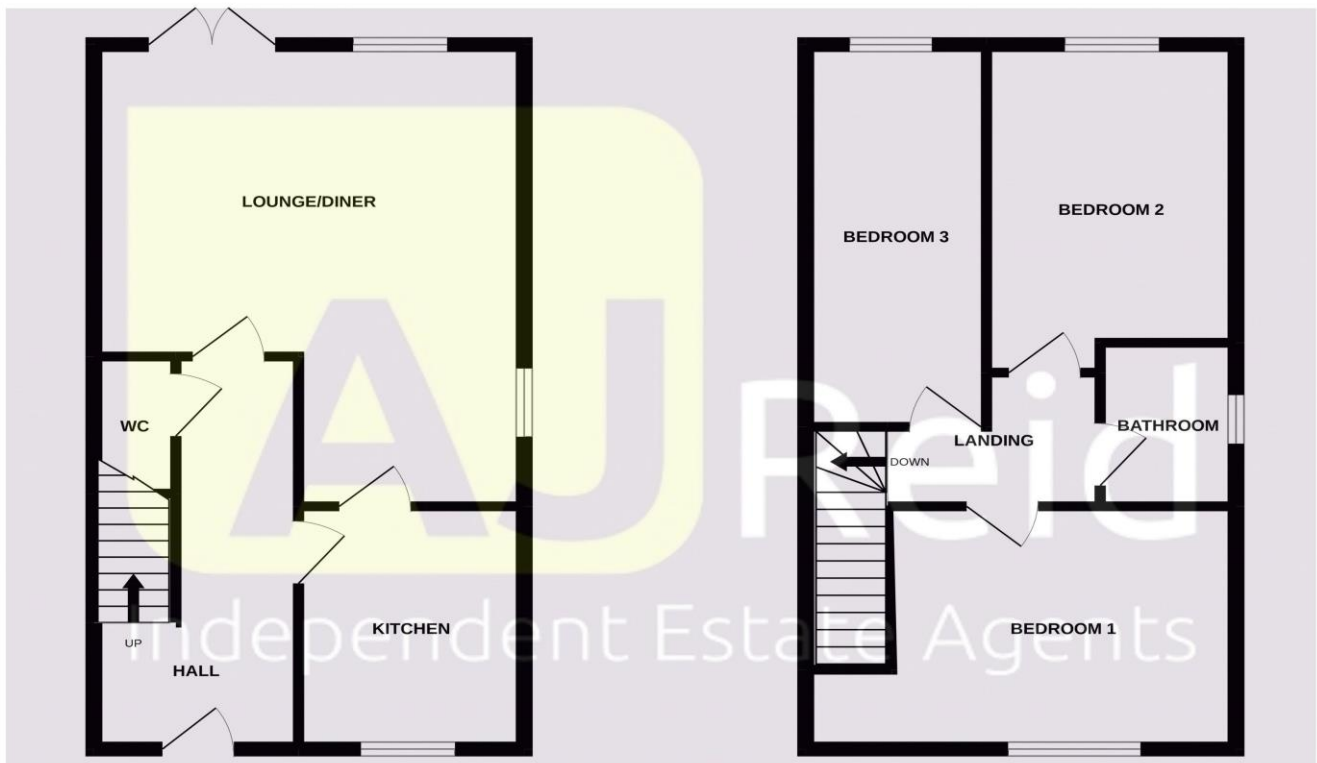
### Affordable Housing Scheme

Birch House is part of a "discount for sale" scheme.

This scheme is designed for prospective buyers to own 100% of the property for 70% of the price. When it comes to selling the property, as is the case now, the owner seller can only charge 70% of the market value.

The property is also designed to give people with a local connection the first opportunity to buy; in this case, the ward of No Mans Heath.

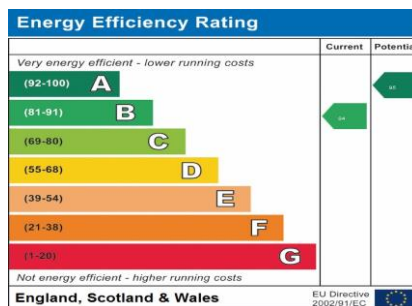
As this scheme is part of the Low Cost Home Ownership scheme, prospective buyers must be eligible for affordable housing. Therefore, before formal acceptance of an offer, the prospective buyer must submit an application to the Council in order that Chester West and Chester Council may assess and reply to the prospective buyer.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Directions:** Leave Whitchurch on B5395 Chester Road and at the large roundabout with the bypass, proceed straight over onto the A41, signposted for Chester. Follow this road for just over 3.5 miles, proceeding through Grindley Brook and Tushingham and turn left onto Bickley Lane, signposted for Malpas and No Man's Heath. At the mini roundabout turn right and immediately at the next mini roundabout turn right into Chester Road, proceeding past the Wheatsheaf public house and the property is located on the left hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.