



Semi-Detached House With 2-Storey Extension

2 Reception Rooms & 4 Bedrooms

Conservatory Addition At Rear

NO ONWARD CHAIN

Scope For Further Improvement

Well Stocked Rear Garden

35 Blakemere Close
Whitchurch SY13 1PE

Offers in the Region Of £225,000



One thing is for certain - you get a lot of bricks and mortar for your money here!

This is your chance to buy a family home at an affordable price.

It has the benefit of having a 2-storey extension, including 2 separate reception rooms, plus a conservatory addition at the rear, whilst upstairs there are 4 bedrooms (3 with wardrobes) and a family bathroom.

Outside, there is parking in the driveway and the colourful, well stocked rear garden is enclosed for the safety of children and pets.

The house is however in need of modernisation and improvement to realise its full potential, although on the bright side, it will allow you to choose your own kitchen, bathroom and decor.

It is conveniently close to Whitchurch hospital and of course the joy of living here is its close proximity to town, which for most people, is within easy walking distance.

Whitchurch has a range of shops, pubs, restaurants, schools, doctors surgery, dentist, leisure facilities and a railway station. The bypass provides access to larger conurbations including Chester, Shrewsbury, Wrexham, Manchester and Wolverhampton.

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

Entrance Hall 11' 2" x 4' 2" (3.40m x 1.27m)
Radiator and staircase to first floor.

Lounge 14' 5" x 10' 2" (4.39m x 3.10m)
Feature fireplace with cast iron interior having tiled cheeks and incorporating an electric flicker flame fire on granite hearth, bow window and radiator.

Dining Room 13' 2" x 9' 11" (4.01m x 3.02m)
Radiator, 2 wall light points, burglar alarm control panel, built-in storage cupboard under stairs and multi-paned glazed double doors leading to: -

Conservatory 11' 9" x 7' 8" (3.58m x 2.34m)
Radiator, wall light point and uPVC double glazed windows and door leading to rear garden.

Kitchen 18' 2" x 7' 1" (5.53m x 2.16m)
Stainless steel sink and drainer inset in worktops with drawers, cupboards and storage below, further base units and wall cupboards, plumbing for washing machine, part tiled walls, radiator, Ideal wall mounted gas central heating boiler and free-standing electric cooker with illuminated extractor hood above.

FIRST FLOOR

Landing 10' 3" x 4' 11" (3.12m x 1.50m)
Two loft access hatches.

Bedroom 1 11' 11" x 10' 2" (3.63m x 3.10m)
Radiator, Double door built-in wardrobe and former airing cupboard over stairs with storage shelf.

Bedroom 2 8' 1" min x 7' 1" (2.46m min x 2.16m)
Double-door built-in wardrobe and radiator.

Bedroom 3 11' 4" x 6' 7" (3.45m x 2.01m)
Radiator.

Bedroom 4 7' 1" x 6' 3" (2.16m x 1.90m) and 5' 3" x 4' 0" (1.60m x 1.22m) An L-shaped room with radiator and double door built-in wardrobe.

Bathroom 6' 4" x 6' 3" (1.93m x 1.90m)

Panelled bath with electric shower unit over, pedestal wash hand basin and close coupled WC, part tiled walls and radiator.

OUTSIDE

Gravel driveway with parking for one car.

Lawned front garden with flowers, roses and shrubs.

Good size enclosed rear garden laid to lawn and having well stocked borders with a variety of flowers, bushes, trees and shrubs, and screened by a mature conifer hedge.

Paved upper patio area and steps down to a lower, sheltered gravel path and seating area to the rear of the conservatory and kitchen.

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

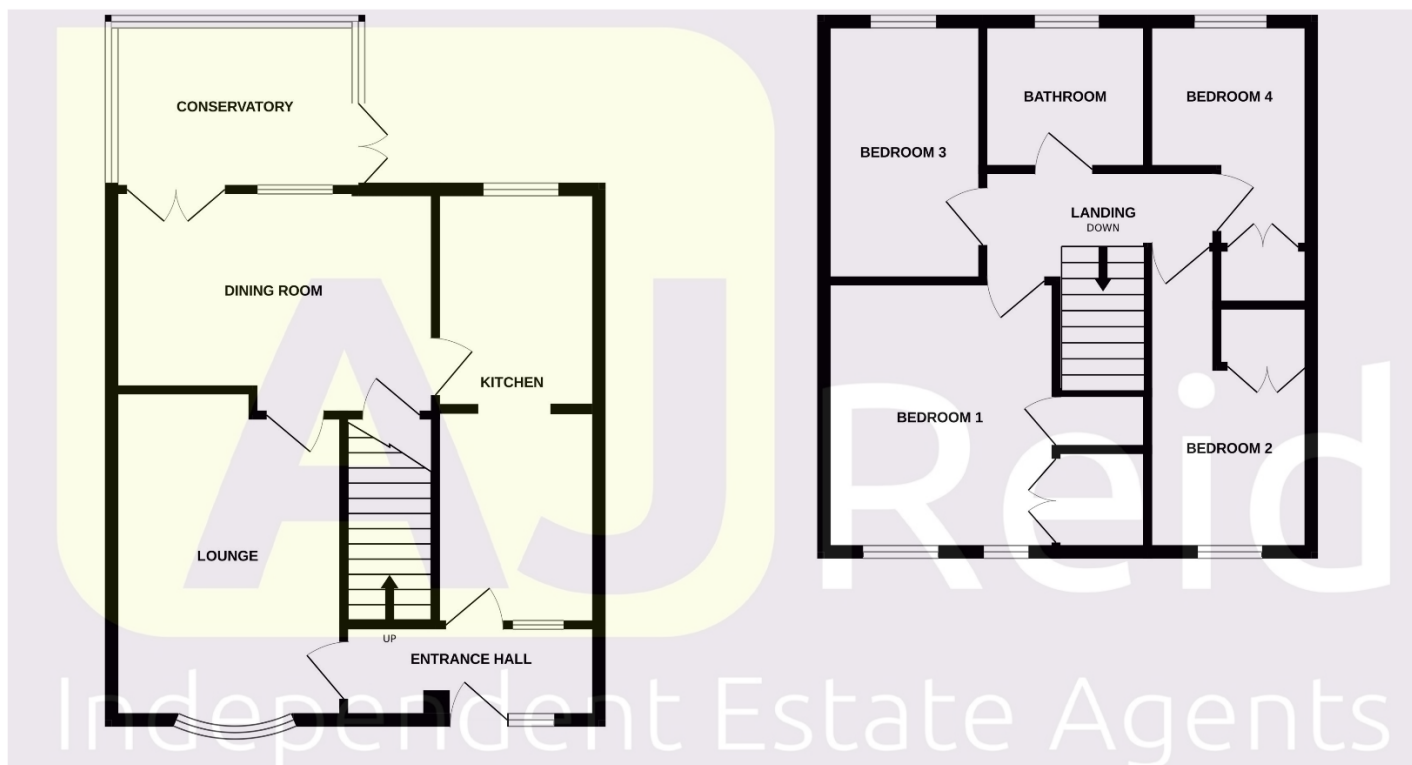
Freehold.

Council Tax

Shropshire Council - Tax Band B.

Agents Note

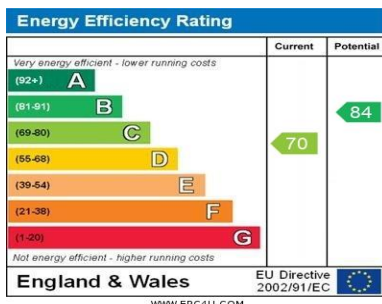
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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: From Whitchurch High Street proceed straight on at the mini roundabout by St. Alkmunds Church into Bargates and continue down to the next mini roundabout, turning right into London Road and leading into Brownlow Street. At the traffic lights, turn immediately left into Talbot Street. Turn left into Worthington Street and at the junction turn left into Egerton Place, then take the second turning right into Blakemere Close and the house 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.



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