



Well Presented Mid Town House With Garage

Prime Location

Refitted Kitchen/Diner

Spacious Accommodation Spread Over 3 Floors

4 Double Bedrooms (1 En-Suite)

Lovely Landscaped Rear Garden

7 Mount Crescent
Whitchurch SY13 1GW

Offers in the Region Of £295,000



There are some areas within a town that are really special and make no bones about it; this is one of them!

Truly a gem of a location, this property was built to a high specification and it has the great advantage of not being overlooked, in the fact that it backs onto a wooded area and faces meticulously maintained communal gardens.

The property has a lovely, well stocked, landscaped rear garden which enjoys a private aspect. There is a refitted kitchen/dining room with an extensive range of fitted appliances, whilst the comfortable lounge has a rear facing bay with french doors that open directly onto the rear garden.

The bedroom accommodation is spread over the next two floors and all four may safely be described as 'doubles' (one having en-suite facilities) and they could be used as additional living rooms, if required.

Outside, the garage is located within a separate block, there is additional off-road parking in the driveway and within the grounds there is visitor car parking.

There are many people who would aspire to live here; in fact it could well be you! And quite frankly, why not? It is well placed within walking distance of the town centre and Sainsbury's supermarket is literally within a relatively short stroll.

Those travelling by car are bound to appreciate swift access to the bypass for easy access into Chester, Wrexham, Shrewsbury and North Wales.

In summary, this is a special property within a select residential location and an internal inspection (which goes without saying) is most strongly recommended.

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

Services

Mains water, gas, electricity and drainage.

Central Heating

Worcester gas fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Shropshire Council - Tax Band E.

Service Charge

£360 per annum paid monthly - (£30 by direct debit) is levied to cover the maintenance of the communal grounds.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

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 16' 3" x 3' 4" (4.95m x 1.02m)

Tiled floor, corniced ceiling, radiator and staircase to first floor with storage cupboard below.

Cloakroom 6' 4" x 3' 5" (1.93m x 1.04m)

Pedestal wash hand basin and close coupled WC. Corniced ceiling, extractor fan, recessed ceiling spotlights and radiator.

Lounge 16' 5" x 13' 5" into bay (5.00m x 4.09m into bay)

Feature fireplace with granite interior and hearth incorporating living flame gas fire, corniced ceiling, 2 radiators and rear facing french double doors leading to rear garden.

Refitted Kitchen/Diner 16' 3" max x 8' 8" (4.95m max x 2.64m)

White ceramic sink and drainer inset in marble effect working surfaces with drawers, cupboards, slim-line wine cooler and integral dishwasher below, 4 ring gas hob and split level electric cooker with integral microwave oven above, illuminated extractor hood, integral fridge/freezer, matching fitted larder cupboard with drawers below, integral washing machine and tumble dryer, recessed ceiling spotlights, tiled floor, corniced ceiling and radiator.

FIRST FLOOR

First Floor Landing 9' 6" x 4' 6" (2.89m x 1.37m)

Corniced ceiling, staircase to second floor and airing cupboard with slatted linen shelves and housing Worcester gas central heating boiler.

Master Bedroom 16' 5" max x 10' 3" min (5.00m max x 3.12m min)

Twin double-door fitted wardrobes, corniced ceiling and radiator.

En-Suite Shower Room 5' 11" x 5' 0" min (1.80m x 1.52m min)

Shower cubicle with electric shower unit, pedestal wash hand basin and close coupled WC. Corniced ceiling, recessed ceiling spotlights, radiator and tall wall mounted storage cabinet.

Bedroom 4 11' 8" x 8' 8" (3.55m x 2.64m)

Corniced ceiling and radiator.

Family Bathroom 7' 5" x 6' 4" (2.26m x 1.93m)

Panelled bath with electric shower unit over and glazed shower screen, pedestal wash hand basin and close coupled WC. Recessed ceiling spotlights, extractor fan and radiator.

SECOND FLOOR

Second Floor Landing

Bedroom 2 16' 5" x 13' 3" max (5.00m x 4.04m max)

Twin double-door fitted wardrobes, recessed ceiling spotlights and radiator.

Bedroom 3 13' 0" x 12' 9" (3.96m x 3.88m)

and 6' 6" x 3' 8" (1.98m x 1.12m) Twin double-door fitted wardrobes, recessed ceiling spotlights and radiator.

OUTSIDE

Access to the house is via a private road leading to a block paved driveway with car parking space to the front of the house.

In addition, there is a **SINGLE GARAGE** within a separate block.

Neatly tended enclosed rear garden laid to lawn, with stepping stones leading to rear gate and feature timber archway with steps leading up to the large full width paved patio.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Independent Estate Agents

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 town centre, proceed into High Street and at the mini roundabout proceed straight over into Bargates. At the roundabout turn left into Mount Crescent and follow the road to the top of the hill and the property is located straight ahead.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Referral Arrangements: 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.

