



**Mature Semi-Detached House**

**2 Bedrooms**

**Very Long Rear Garden**

**In Need Of Modernisation**

**NO ONWARD CHAIN**

**Not Overlooked Front Or Rear**

**21 Newport Road**  
Whitchurch SY13 1QD

**Offers in the Region Of £165,000**



## **This is one of those houses that needs to be brought into the twenty first century!**

**With a bit of time, effort and of course, money, this could be your chance to transform it into the house of your dreams....**

**At least by the time you have finished, you will have your own choice of kitchen, bathroom, windows and floor coverings.**

**Not only that, but the house is also located within easy access of the town centre, there are nearby bus routes and it is conveniently close to Whitchurch rugby club and cricket club. Those travelling by car will appreciate the proximity to the bypass, with fast road links for travel into Shropshire, Cheshire and North Wales.**

**It has the great advantage of being offered with the benefit of having NO ONWARD CHAIN and is not overlooked from either the front or rear from its elevated position, set back on the slip road.**

**Properties of this nature are few and far between and we expect strong demand (despite or because of its condition), so an early inspection is 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***

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

Staircase to first floor.

### Lounge 13' 6" max x 11' 1" (4.11m max x 3.38m)

Front facing bay window, marble fireplace and hearth incorporating living flame gas fire, 2 wall light points and radiator.

### Kitchen/Diner 14' 0" x 8' 4" (4.26m x 2.54m)

Stainless steel sink and drainer inset in working surfaces with drawers, cupboards and plumbing for washing machine below, wall cupboards, free-standing gas cooker, Worcester wall mounted gas central heating boiler, part tiled walls, radiator and built-in under stairs cupboard.

### Enclosed Rear Porch 3' 3" x 2' 11" (0.99m x 0.89m)

Quarry tiled floor, tiled walls and built-in pantry.

## FIRST FLOOR

### Landing

### Bedroom 1 11' 8" max x 11' 2" (3.55m max x 3.40m)

Front facing bay window, built-in wardrobe and radiator.

### Bedroom 2 9' 10" x 7' 5" (2.99m x 2.26m)

Radiator.

### Bathroom 6' 3" x 5' 5" (1.90m x 1.65m)

Panelled bath with mains mixer shower unit over, pedestal wash hand basin and close coupled WC. Fully tiled walls and radiator.

## OUTSIDE

Concrete driveway providing car parking space.

Lawned front garden with privet hedge.

Very long, established rear garden planted with bushes and shrubs. Concrete patio with raised flower beds and steps leading up to the upper sections. Aluminium greenhouse.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Worcester gas fired boiler supplying radiators and hot water.

### Tenure

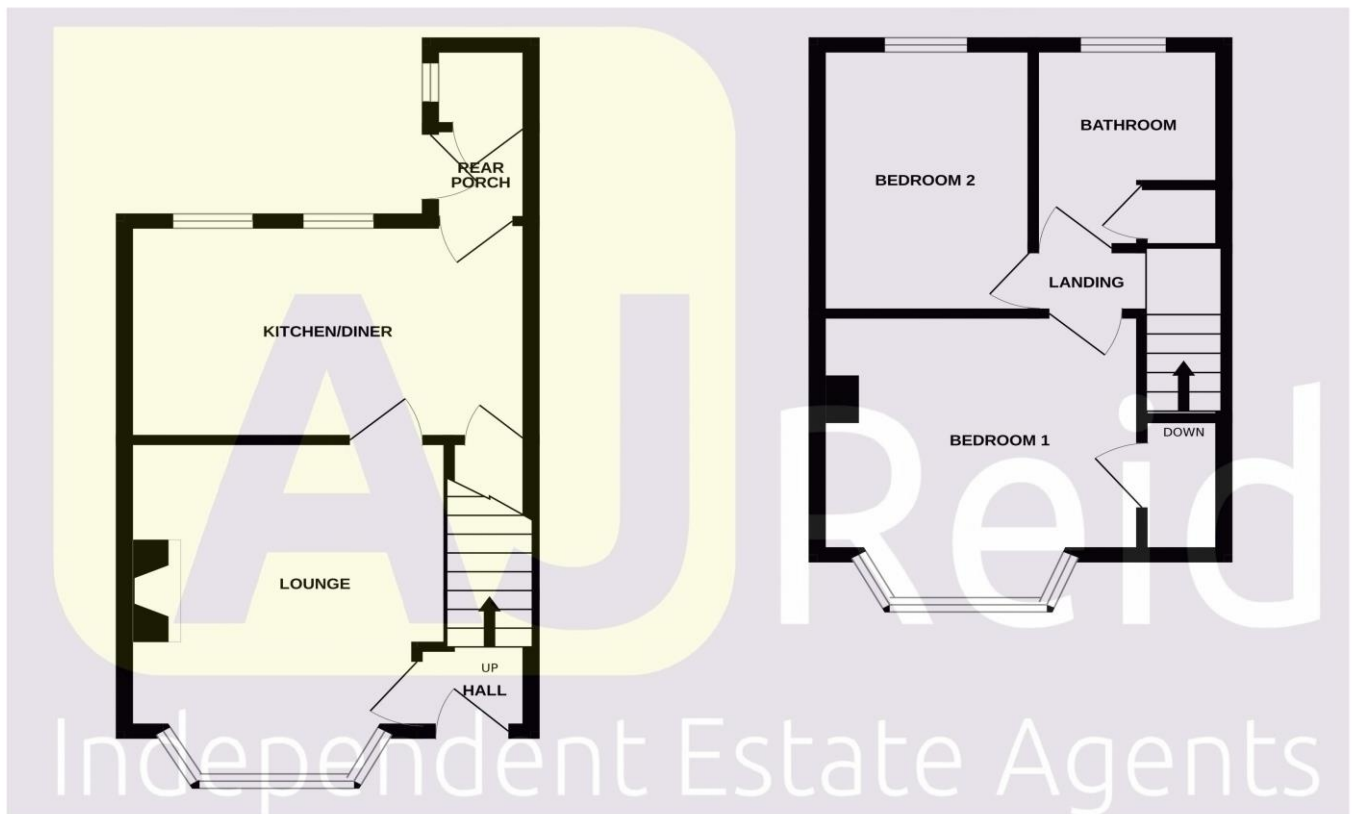
Freehold.

### Council Tax

Shropshire Council - tax band A.

### Agents Note

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



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 AJ Reid office in Green End, turn right into High Street, next right into St Mary's Street and right again into St John's Street. At the T junction, turn right into Brownlow Street and then on into Bridgewater Street. At the roundabout take the first exit left into Newport Road (B5395) and take the slip road, just after Victoria Garage, on the right hand side. 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.

**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.