



Mid Town House With NO ONWARD CHAIN

2 Bedrooms

Not Overlooked Front Or Rear

Cul-De-Sac Location

Private Rear Garden

Scope For Modernisation

12 Elm Close
Whitchurch SY13 1UG

Offers in the Region Of £165,000



Houses within this road seldom come onto the market (probably because there aren't that many of them) and this property is likely to appeal to investors and first time buyers.

It is in need of modernisation and improvement in order to realise its full potential, but that will at least allow you to choose your own fitments and decoration.

It has the great advantage of not being overlooked from either the front or rear and offers easily managed accommodation including a downstairs lounge and separate kitchen/diner, whilst upstairs, both bedrooms have wardrobes, with the main room occupying the full width of the front of the house.

Outside, there is allocated car parking in the communal parking area and the private rear garden is safely enclosed and has well stocked borders.

It should be noted it is also well placed for access into the town centre with its associated shops, restaurants, pubs, doctors, dentists and schools of all grades.

Those travelling by car will no doubt appreciate swift vehicular access to the bypass for travel throughout a wide geographical area and Whitchurch even has its own railway station.

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

Slim line electric night storage heater and staircase to first floor.

Lounge *13' 7" x 9' 3" (4.14m x 2.82m)*

Stainless steel sink unit, working surfaces with drawers, cupboards and plumbing for washing machine below, wall cupboards, free-standing cooker with extractor hood above, corniced ceiling, pantry under stairs, slim line electric night storage heater and french door to rear garden.

Kitchen/Diner *13' 7" x 9' 3" (4.14m x 2.82m)*

Stainless steel sink unit, adjacent working surfaces with drawers, cupboards and plumbing for washing machine below, wall cupboards, free-standing electric cooker with extractor hood above, corniced ceiling, built-in pantry under stairs, slim line electric night storage heater and french door to rear garden.

FIRST FLOOR

Landing *6' 8" x 6' 2" (2.03m x 1.88m)*

Slim line electric night storage heater and airing cupboard with insulated hot water cylinder and slatted linen shelves.

Bedroom 1 *11' 7" x 9' 6" (3.53m x 2.89m)*

Fitted wardrobes and slim line electric night storage heater.

Bedroom 2 *9' 2" x 7' 2" (2.79m x 2.18m)*

Fitted wardrobes and slim line electric night storage heater.

Bathroom *6' 1" x 5' 6" (1.85m x 1.68m)*

Panelled bath with electric shower unit over, pedestal wash hand basin and close coupled WC. Part tiled walls and slim line electric night storage heater.

OUTSIDE

Two allocated car parking spaces within the communal parking area.

Lawned front garden.

Enclosed rear garden laid to lawn and edged with bushes and shrubs. Paved patio.

Services

Mains water, electricity and drainage.

Heating

Slim line electric night storage Heaters as listed. Electric immersion heater supplies the hot water.

Tenure

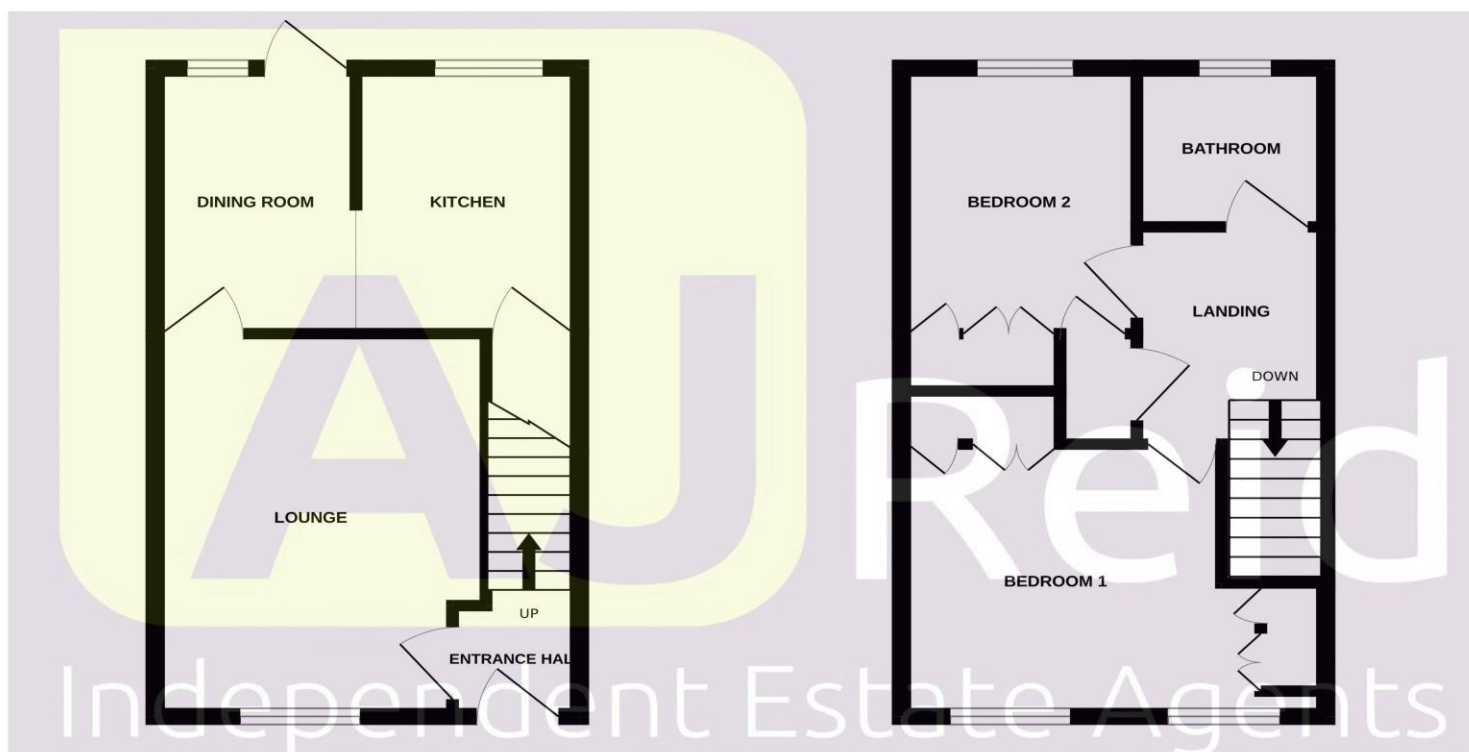
Freehold.

Council Tax

Shropshire Council - Tax Band B.

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 High Street Whitchurch, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout down Castle Hill, which follows into Watergate Street and up into Dodington. Turn right into Rosemary Lane, second left into Alkington Road and heading up the hill turn left into Beech Avenue, first left into Walnut Drive and left again into Elm Close.

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.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 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.