



Helping *you* move



**33 St. Marys Street,  
Whitchurch,  
SY13 1QY**

Offers in the Region of  
**£335,000**



# 33 St. Marys Street, Whitchurch, SY13 1QY

## Overview

- Five/Six Bedroom Georgian House
- Extensive Accommodation
- 3159 square feet
- Full of Charm & Character
- Three Reception Rooms
- Kitchen, Utility Room, Cellar
- Principle Bedroom with Ensuite
- Two Further Ensuite Shower Rooms
- Attractive Walled Garden
- Gas Central Heating
- Grade II Listed



## Location

The property is situated within the conservation area and is convenient for the Town Centre. Whitchurch is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## Brief Description

33 St Marys Street is a wonderful Grade II Listed Georgian end terrace House, which exudes warmth and character throughout. Having been decorated with a stunning palette of colours which complement the property, the extensive accommodation has potential to create a self-contained annexe subject to any necessary consents that may be required, which would be ideal for multi-generational living or as a holiday let. On the ground floor the welcoming Entrance Hall leads to a large dual aspect Lounge having an open fire; another reception room which is currently being used as a Study; a Kitchen with painted timber Kitchen Units and Island, having an AGA (which can be removed and replaced with a range cooker); Dining Room with open fireplace; Utility Room with WC; a further Cloakroom with WC and hand basin and stairs leading to Cellar.

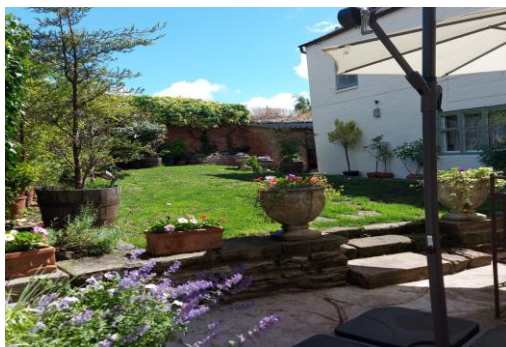
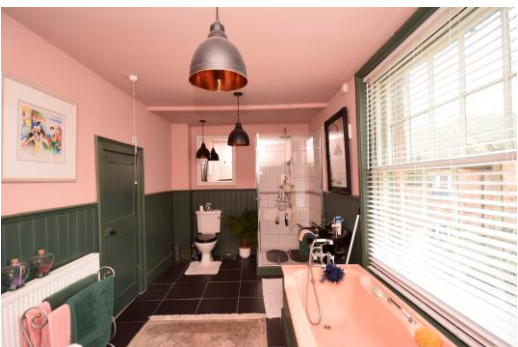


The Principal Bedroom with generous Ensuite Bathroom can be found on the First Floor, as well as Two Further Double Bedrooms, one of which has its own Dressing Room and Ensuite Shower Room and a Study (could be Bedroom Six). Another two Bedrooms, which are also doubles, one of which has an Ensuite Shower Room are on the Second Floor.

Outside, there is a pedestrian side Entrance from St Marys Street leading to the rear walled garden, providing a pleasant place to sit and enjoy fine weather; tucked away in the garden is a partially open fronted brick outbuilding which not only provides storage but also a place to enjoy the outdoors when the weather is not so fine.

#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.



#### AGENTS NOTE

On street parking is available on St Marys St before 8am and after 6pm or alternatively an Off Street Parking Permit could be obtained from Shropshire Council.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band D.

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From the top of Whitchurch High Street turn right at the stop sign turning onto Church Street, follow the road round and bear right onto St Marys Street where No. 33 can be found on the left-hand side.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances, and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

This property is exempt from having an Energy Performance Certificate.

#### METHOD OF SALE

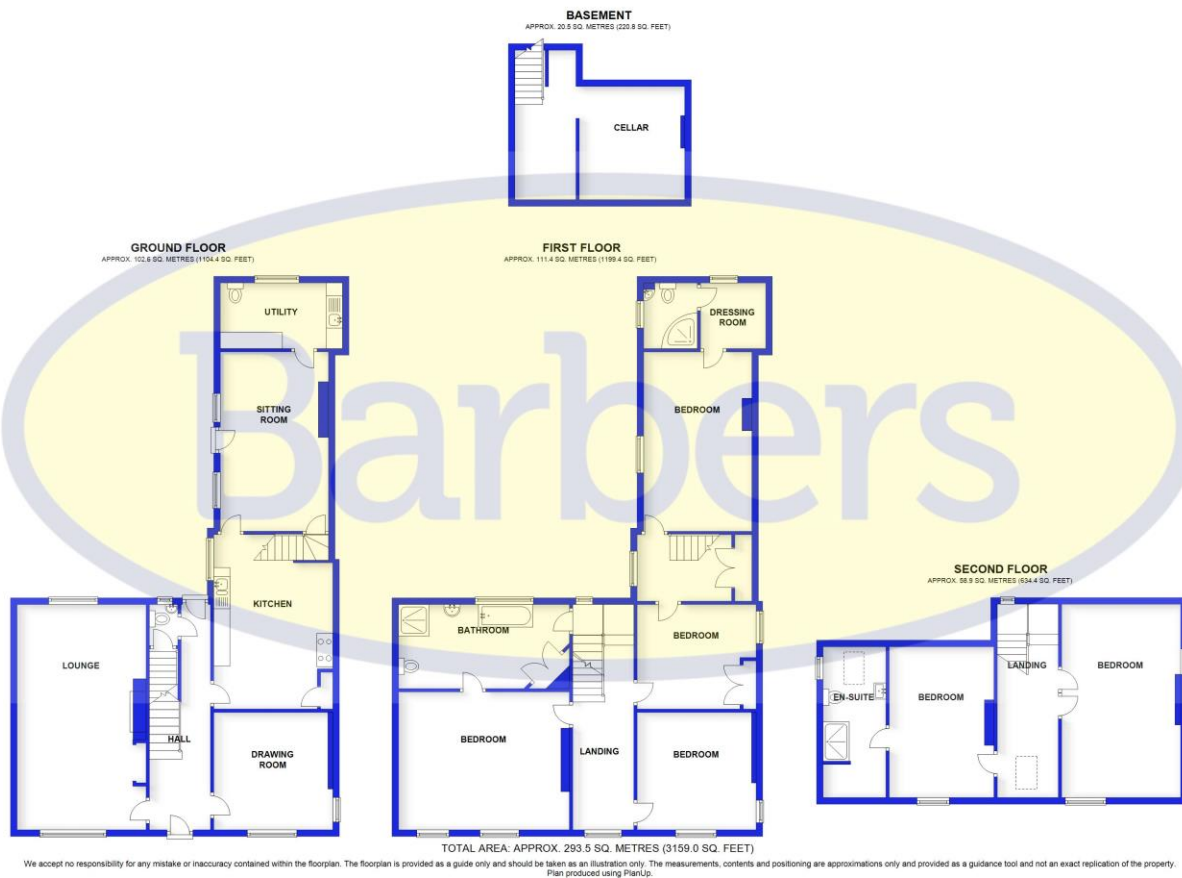
For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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All measurements quoted are approximate:

- Lounge 22'8" x 12'4" (6.91 x 3.76m)
- Study/Drawing Room 12'2" x 11'5" (3.71 x 3.48m)
- Kitchen 17'7" x 10'2" (5.36 x 3.1m)
- Dining Room/Sitting Room (18'1 x 10'9" (5.51m x 3.28m)
- Principle Bedroom 17'4" x 14'7" (5.28 x 4.44m)
- Bedroom Two 18' x 11 (5.49 x 3.35m)
- Bedroom Three 12'2" x 10'1" (3.71 x 3.07m)
- Bedroom Four 12'0 x 11'7" (3.66 x 3.53m)
- Bedroom Five 15'3" x 10' (4.65 x 3.05m)
- Bedroom Six 16'7" x 11'4" (5.05 x 3.45m)



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01948 667 272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667 272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.