



Helping *you* move



20 Talbot Street, Whitchurch, SY13 1PU

NO UPWARD CHAIN. A three bedroom Edwardian mid terrace house that has been extensively refurbished by the current owner, situated within walking distance of the town centre and local schools.

Offers in the Region of

£240,000

20 Talbot Street, Whitchurch, SY13 1PU

Overview

- Mid Terrace House
- Extensively Refurbished
- Three Bedrooms
- Two Reception Rooms
- Nursery/Study
- Modern Family Bathroom
- Convenient for Town Centre and Local Schools
- Enclosed Rear Garden
- No Upward Chain
- EPC TBC
- Council Tax Band B



Location

Situated in the busy market town of Whitchurch 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

Offered for sale with no upward chain, this Edwardian mid terrace house is situated in a popular residential area of Whitchurch and is within easy walking distance of the town centre and local schools. It has been extensively refurbished by the current owner with newly fitted kitchen and bathroom, new windows, new boiler and partial re-roofing. The deceptively spacious accommodation has a number of character features including high ceilings and picture rails and the ground floor comprises Entrance Hall with quarry tiled floor and front door with stained glass panels, Cloakroom with WC, Lounge with feature brick fireplace, Dining Room and Kitchen. To the first floor are Three Bedrooms, Nursery/Study and a Family Bathroom with modern suite. Outside, there is an attractive rear garden with a paved patio area, raised borders and steps leading up to a lawned area.



Your Local Property Experts

01948 667272



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.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains gas, electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk



DIRECTIONS

At the traffic lights in Bridgewater Street/Brownlow Street turn into Talbot Street, continue on and the property can be found after a short distance on the right 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

EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

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.

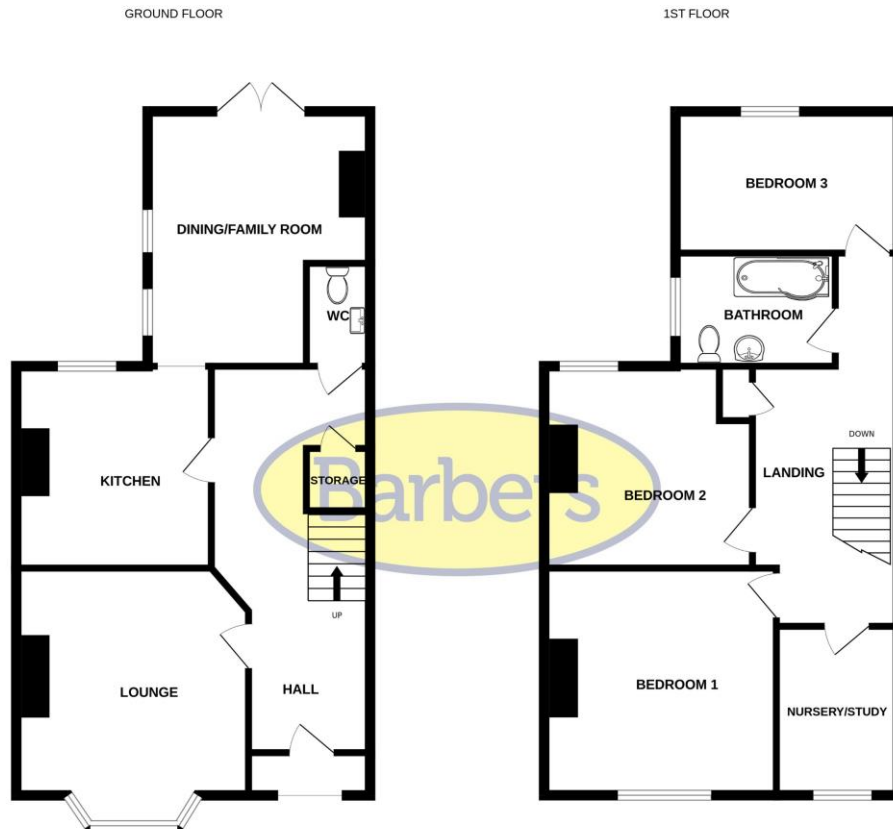
AGENTS NOTE

Please note there is rear pedestrian access over the neighbouring properties. This will be confirmed by solicitors during the pre-contract enquiries.

AGENTS NOTE

We are advised that this property has restrictive covenants. Please contact our office for more details.

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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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LOUNGE
14' 1" x 12' 9" (4.29m x 3.89m)

KITCHEN
11' 7" x 11' 9" (3.53m x 3.58m)

DINING ROOM
14' 3" x 10' 8" (4.34m x 3.25m)

BEDROOM ONE
11' 9" x 12' 9" (3.58m x 3.89m)

BEDROOM TWO
11' 6" x 11' 8" (3.51m x 3.56m)

BEDROOM THREE
9' 8" x 7' 8" (2.95m x 2.34m)

NURSERY/OFFICE
8' 1" x 4' 6" (2.46m x 1.37m)

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 667272

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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.