



Helping *you* move



## 7 Highgate, Whitchurch, SY13 1SB

A charming, well presented two bedroom mid terrace house with rear courtyard garden, conveniently situated within easy walking distance of the town centre.

Offers in the Region of  
**£145,000**



# 7 Highgate, Whitchurch, SY13 1SB

## Overview

- Charming Mid Terrace House
- Two Bedrooms
- Well Presented Throughout
- Lounge, Dining
- Kitchen/Breakfast Room
- Bathroom
- Rear Courtyard Garden
- Within Walking Distance of Town Centre
- Viewing Recommended
- EPC C
- Council Tax Band A



## 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, four 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

Conveniently situated within easy walking distance of the town centre, this two bedroom mid terrace house is full of charm and is ideal for first time buyers, investors or those looking to downsize. Well presented throughout, the current owner has made it into a lovely cosy home and the accommodation includes Dining Area opening into Lounge with exposed ceiling beams, Kitchen/Breakfast Room also having exposed beams, Two Bedrooms both with built in wardrobes and storage and there is also a Family Bathroom. Outside, there is a low maintenance courtyard garden to the rear.



**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 A. 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](mailto:whitchurch@barbers-online.co.uk)

**DIRECTIONS**

From the town centre travel into Mill Street which leads directly into Highgate and the property can be found 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 C. 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**

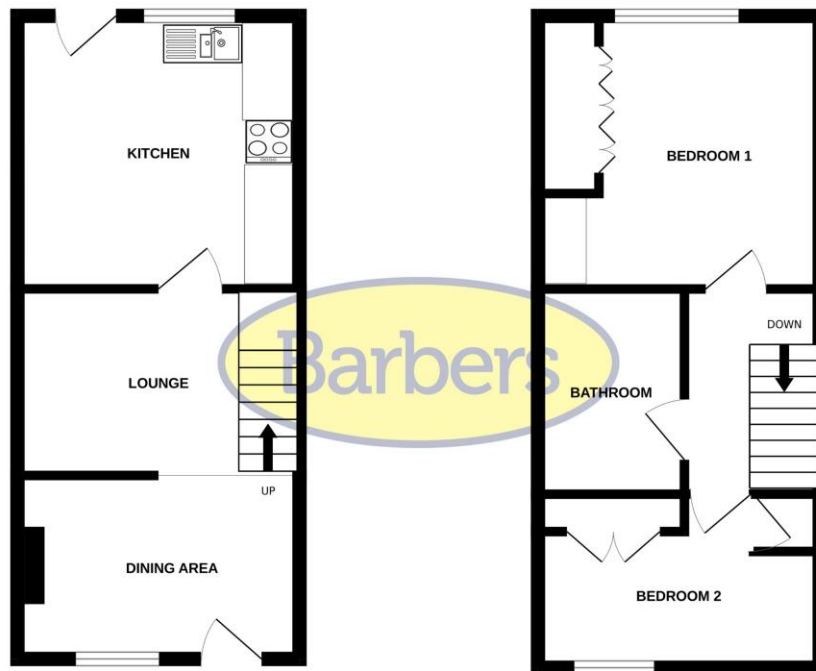
Please note there is a shared pedestrian access across the back of the property. This will be confirmed by solicitors during the pre-contract enquiries.

WH34958 080224



GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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.  
Made with Metropix ©2021

**DINING AREA**

11' 8" x 7' 7" (3.56m x 2.31m) max

**LOUNGE**

11' 7" x 7' 8" (3.53m x 2.34m) max

**KITCHEN/BREAKFAST ROOM**

12' 8" x 11' 3" (3.86m x 3.43m)

**BEDROOM ONE**

12' 9" x 11' 4" (3.89m x 3.45m) max

**BEDROOM TWO**

11' 6" x 9' 7" (3.51m x 2.92m)

**BATHROOM**

5' 5" x 8' 8" (1.65m x 2.64m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

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

**Barbers**

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.