



15 Greenfields Lane, Malpas, Cheshire, SY14 8HF

Helping *you* move



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Offers In Region Of £490,000



- Superb Detached House
- Four Double Bedrooms, Two Reception Rooms
- Sought After Village Location
- Fabulous Open Plan Kitchen/Diner

- Master Bedroom with Dressing Area and En Suite
- Driveway and Integral Double Garage
- Enclosed Rear Garden with Garden Room/Home Office
- EPC C, Council Tax Band F



This beautifully presented modern four bedroom detached house is perfect if you are looking for a great size family home in a lovely village location. It is situated towards the end of a quiet cul-de-sac in the bustling South Cheshire village of Malpas which has an excellent range of daily amenities and two highly regarded schools. The current owners have made it into a wonderful home with the ground floor comprising Entrance Hall, Cloakroom, Lounge with bay window and gas stove, fabulous open plan Kitchen/Diner with integrated appliances and French doors opening onto the rear garden and a cosy Family Room. The first floor boasts Four Double Bedrooms including the Master Bedroom with Dressing Area and En Suite Shower Room and a modern Family Bathroom completes the accommodation. Externally, the property is approached over a driveway leading to double garage and there is an electric vehicle charging point. To the rear is a private enclosed garden mainly laid to lawn with a brick paved patio area, raised flower bed, well stocked borders, gravel seating area and a superb timber Garden Room which would make an ideal home office or gym.



LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town 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, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

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.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road for approximately 400m before turning right into Greenfields Lane, continue on and the property can be found at the end of the cul-de-sac.

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.

LOCAL AUTHORITY

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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

To ensure continuous enjoyment for all of the residents of Greenfields Lane there are covenants which we believe a future owner of 15 Greenfields Lane will be bound to. For more information about the covenants please contact our office.

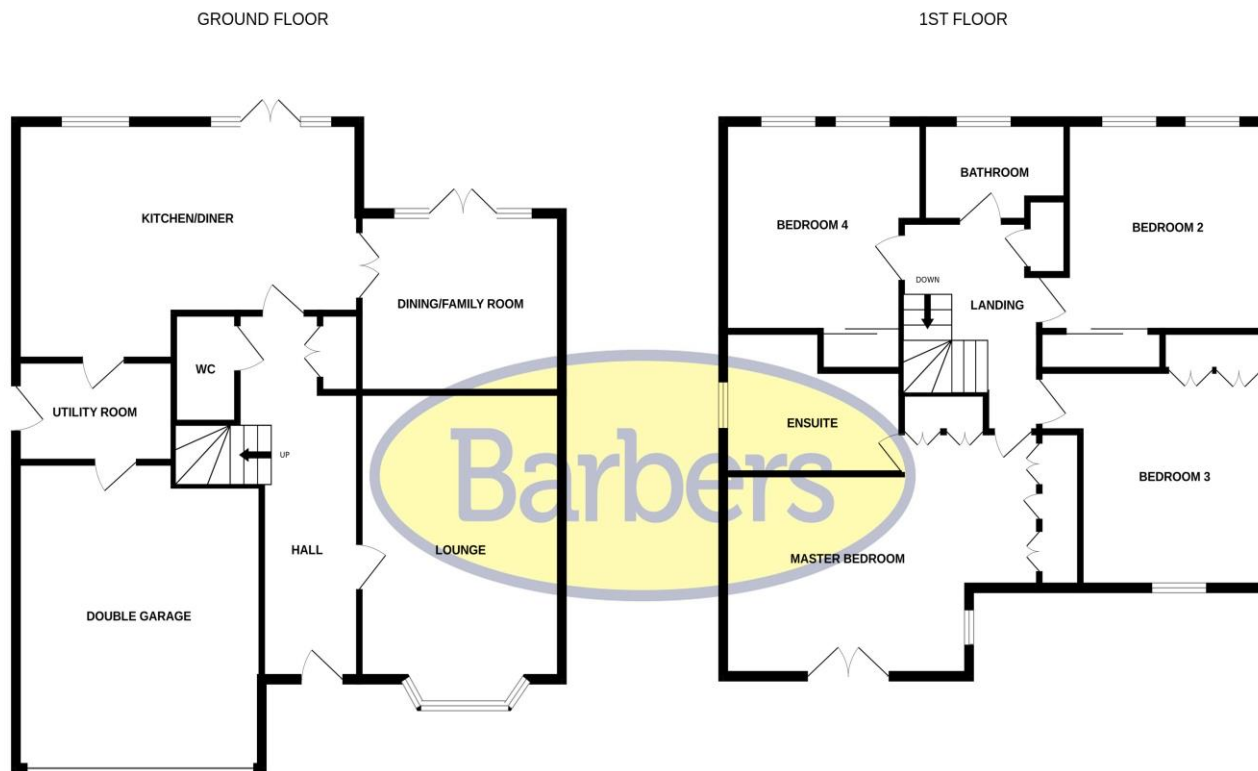
AGENTS NOTE

Please be advised that planning permission has been granted, with conditions, for Residential development of 7 dwellings (including 3 affordable housing units) in the land adjacent to No. 13 Greenfields Lane. Application Number 16/00635/S73. Please contact our office for further information.

WH35246 090424



- LOUNGE**
17' 8" x 12' 4" (5.38m x 3.76m) max
- KITCHEN/DINER**
20' 4" x 12' 8" (6.2m x 3.86m) max
- UTILITY ROOM**
9' 3" x 5' 7" (2.82m x 1.7m)
- DINING/FAMILY ROOM**
12' 8" x 10' 1" (3.86m x 3.07m)
- MASTER BEDROOM**
20' 7" x 14' 8" (6.27m x 4.47m) max incl dressing area
- EN SUITE**
9' 8" x 9' 2" (2.95m x 2.79m)
- BEDROOM TWO**
12' 7" x 12' 5" (3.84m x 3.78m)
- BEDROOM THREE**
12' 7" x 12' 0" (3.84m x 3.66m)
- BEDROOM FOUR**
11' 7" x 11' 6" (3.53m x 3.51m)
- FAMILY BATHROOM**
9' 8" x 5' 5" (2.95m x 1.65m)
- DOUBLE GARAGE**
17' 3" x 15' 0" (5.26m x 4.57m)



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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