



Helping *you* move



## 23 Talbot Crescent, Whitchurch, SY13 1PH

Offers in the Region of  
**£180,000**

**NO UPWARD CHAIN.** This three bedroom semi-detached house with large rear garden is ideally located close to the town centre and is within easy reach of local schools. The property has been well maintained with scope for modernisation, providing an excellent opportunity to update and personalise over time.

# 23 Talbot Crescent, Whitchurch, SY13 1PH

## Overview

- Mature Semi Detached House
- Three Bedrooms
- Large Rear Garden
- Lounge, Kitchen/Breakfast Room
- Family Bathroom
- No Upward Chain
- Scope for Modernisation
- Convenient for Town Centre and Local Schools
- Council Tax Band A
- EPC D



## 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

This mature three bedroom semi detached house is set on a generous corner plot with a large rear garden and is ideally located close to the town centre and within easy reach of the local schools. Offered for sale with no upward chain, the property has been well maintained with plenty of scope for modernisation, providing an excellent opportunity to update and personalise to your taste. The accommodation comprises Entrance Hall, Lounge having feature fireplace with gas fire, Kitchen/Breakfast Room with useful pantry cupboard, ground floor WC, Three Bedrooms incorporating two doubles and a single and a Family Bathroom. The property also benefits from gas central heating and double glazing. Externally, there is an expansive rear garden perfect for outdoor activities, gardening enthusiasts or simply relaxing in the sun. The front and side of the property has been gravelled for easy maintenance.





#### 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 electricity, gas, 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

At the traffic lights in Bridgewater Street/Brownlow Street turn into Talbot Street, continue along and turn right into Talbot Crescent and the property can be found after a short distance on the right hand side. WHAT 3 WORDS : palaces.baguette.office

#### 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 D. 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.

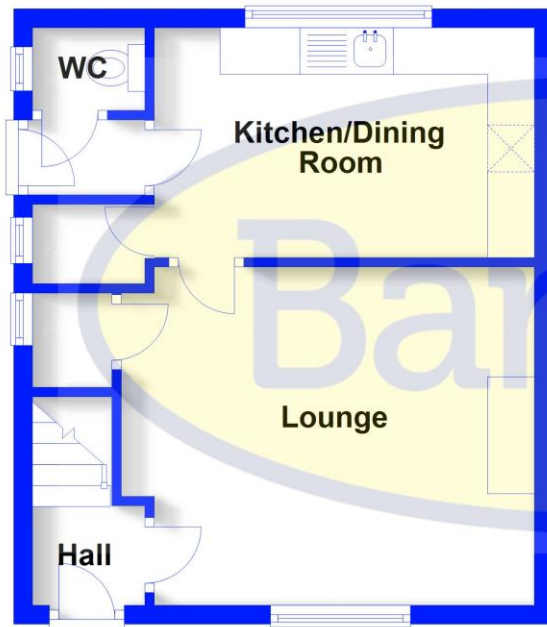
#### AGENTS NOTE

We are advised that there is potential to drop the curb in front of the property to provide off road parking, subject to the necessary local authority consent. This will be confirmed by solicitors during the pre-contract enquiries.

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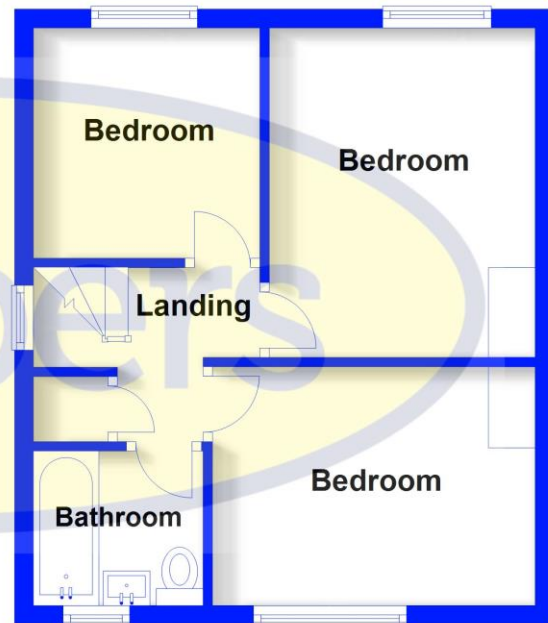
### Ground Floor

Approx. 356.2 sq. feet



### First Floor

Approx. 356.2 sq. feet



Total area: approx. 712.4 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

#### LIVING ROOM

14' 5" x 11' 9" (4.39m x 3.58m)

#### KITCHEN/BREAKFAST ROOM

8' 8" x 13' 2" (2.64m x 4.01m)

#### BEDROOM ONE

11' 5" x 9' 5" (3.48m x 2.87m)

#### BEDROOM TWO

11' 3" x 8' 5" (3.43m x 2.57m)

#### BEDROOM THREE

8' 3" x 7' 9" (2.51m x 2.36m)

## 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)



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.