



Helping *you* move



## 21 Lynchet Road, Malpas, SY14 8EW

Shared Ownership

**£74,000**

NO UPWARD CHAIN. A modern two bedroom end terrace house. Available on a shared ownership basis, you can start with a 25% share and have the option to purchase up to 100% in the future, making it an accessible choice for first-time buyers. (Price shown is for 40% share).

# 21 Lynchet Road, Malpas, SY14 8EW

## Overview

- Modern End Terrace House
- Two Double Bedrooms
- Shared Ownership Basis (Price shown is for 40% share)
- Popular Village Location
- Walking Distance To Bishop Heber School
- Freshly Decorated Throughout
- Driveway Parking For Two Vehicles
- Enclosed Rear Garden
- EPC C, Council Tax Band C
- Leasehold



## 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, 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, 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.

## Brief Description

Discover a fantastic opportunity to get on the property ladder with this spacious two bedroom end terrace house, located in the picturesque village of Malpas. Available on a shared ownership basis, you can start with a 25% share and have the option to purchase up to 100% in the future, making it an accessible choice for first-time buyers.

This fantastic house has recently been redecorated and carpeted throughout therefore providing the opportunity for a new buyer to move in and not have to pick up a paintbrush! The good size accommodation briefly comprises Entrance Hall, Cloakroom with WC, Kitchen, Lounge/Dining Room, Stairs leading to the first floor landing with storage cupboard, Two light and airy Double Bedrooms and a Family Bathroom with modern suite. The property also benefits from having driveway parking for two vehicles and enclosed rear garden which is a blank canvas ready to create your very own garden oasis! Enjoy the bustle of village life with easy access to local amenities and is within easy walking distance to Bishop Heber School.





**AGENTS NOTE**

Price shown is based on a 40% share. This is dependant upon personal circumstances. A higher or lower share can be purchased, please speak to Barbers about asking price and rent payable on a higher share.

**TENURE**

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. The lease term is a 125 year shared ownership lease.

**RENT**

Rent payable will vary depending on percentage owned. We are advised for a 40% owned share the rent would currently be £254.38 pcm.

**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/>



**LOCAL AUTHORITY**

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

**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 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 before turning right into Lynchet Road, where the property can be found after a short distance 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**

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

**METHOD OF SALE**

For Sale by Private Treaty.

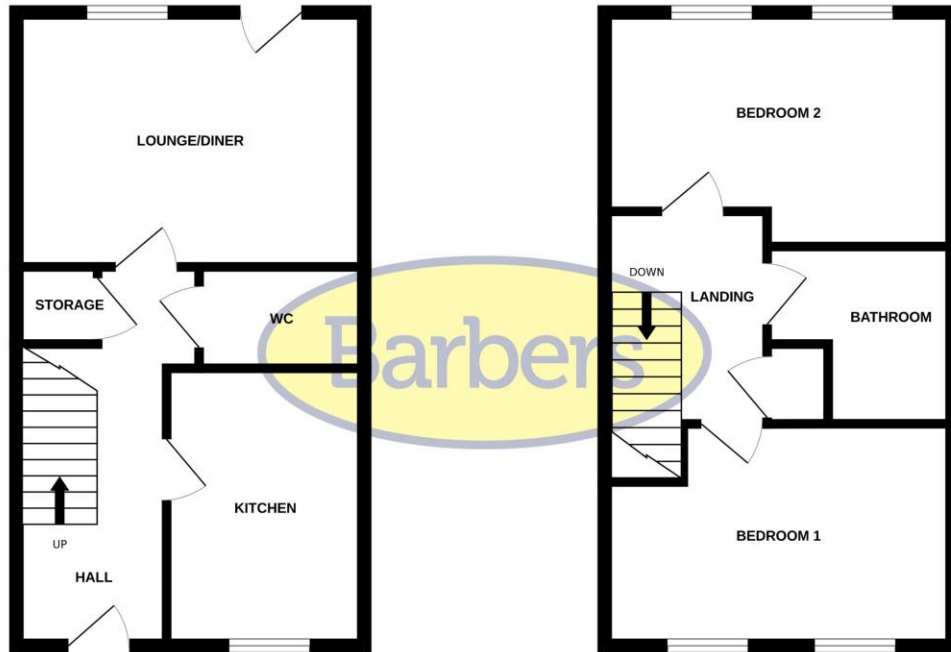
**AML REGULATIONS**

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.

WH35812 240524

GROUND FLOOR

1ST FLOOR



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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**KITCHEN**

11' 4" x 8' 1" (3.45m x 2.46m)

**LOUNGE/DINER**

14' 3" x 10' 5" (4.34m x 3.18m)

**BEDROOM ONE**

14' 4" x 9' 1max" (4.37m x 2.77m)

**BEDROOM TWO**

14' 4" x 8' 9max" (4.37m x 2.67m)

**BATHROOM**

7' 7" x 7' 4" (2.31m x 2.24m)

## 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.