



Helping *you* move



Oak Hollow, Whixall, SY13 2NZ

Offers in the Region of
£270,000

A good size three bedroom detached bungalow WITH AGRICULTURAL TIE in a peaceful village location, with spacious driveway and rear garden with views over the surrounding fields. Fantastic potential and no upward chain, an ideal rural retreat!

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Overview

- Good Size Detached Bungalow
- WITH AGRICULTURAL TIE
- Three Bedrooms
- Rural Village Location
- No Upward Chain
- Rear Garden with Countryside Views
- Spacious Driveway
- Large Lounge with log burner
- Master En Suite and Family Bathroom
- EPC D
- Council Tax Band D



Discover the charm of rural living with this delightful three bedroom detached bungalow, offered for sale with no upward chain and tucked away in a peaceful spot in the rural village of Whixall. This property presents fantastic potential for personalisation and enhancement and provides good size accommodation including a welcoming Entrance Hall, large Lounge with log burner, Garden Room with lovely views over the surrounding fields, Kitchen/Breakfast Room, separate Utility Room providing functionality and extra storage, Master Bedroom with En Suite Wet Room, two further good size bedrooms and a Family Bathroom. Outside, the rear garden boasts a lawn and paved patio area, perfect for relaxing and enjoying the countryside views.

AGRICULTURAL TIE

We are advised that the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290 of the Town and Country Planning Act 1971 or in forestry or a dependant of such a person residing with them, but including a widow or widower of such a person.

LOCATION

The property is located in the rural village of Whixall and is approximately 5 miles from the market towns of Whitchurch and Wem offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch and Wem train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles approximately.



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 D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity and water are available. Private drainage. Oil fired central heating. 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

From Whitchurch proceed towards Whixall via Alkington Road, leading through Alkington then into Whixall. Continue on and the entrance to Oak Hollow can be found on the right hand side approximately 200m before the cross-roads.

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.

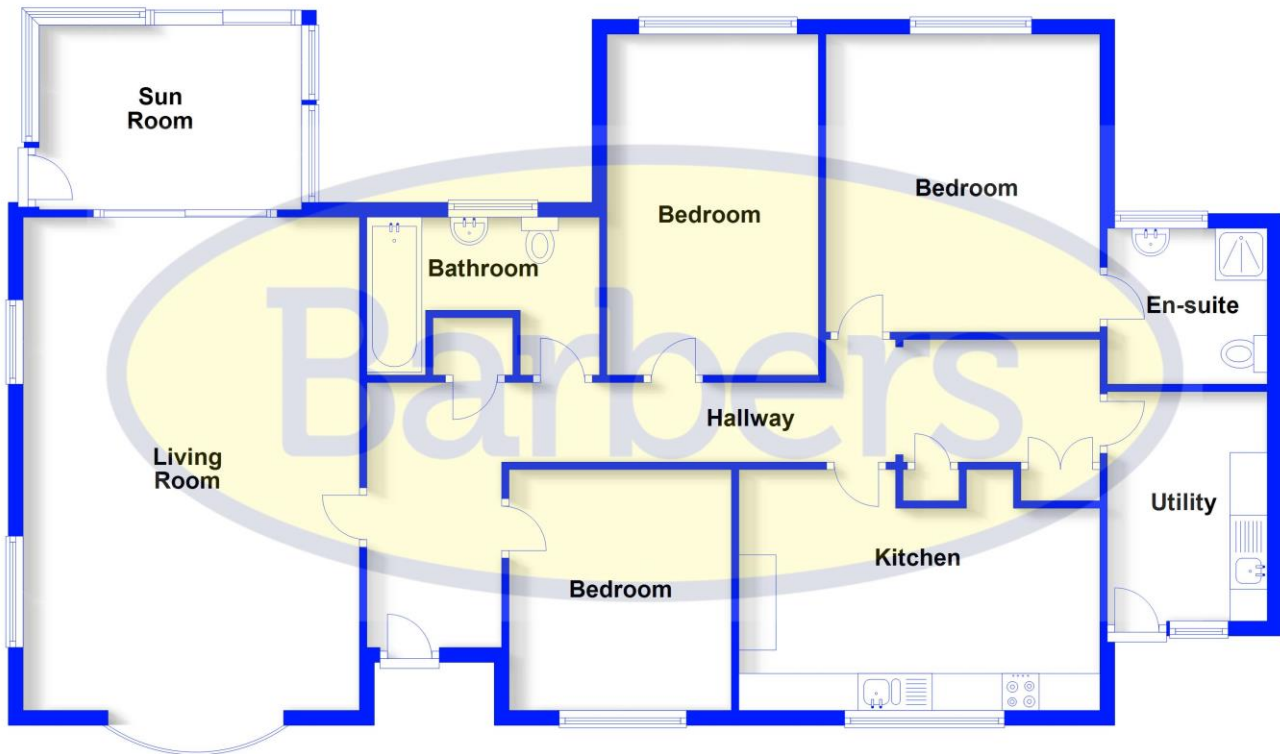
AGENTS NOTE

We are advised that the septic tank does not meet current regulations. This will be confirmed by solicitors during the pre-contract enquiries.

WH20361 070624

Ground Floor

Approx. 1431.6 sq. feet



Total area: approx. 1431.6 sq. feet

Plan produced by 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.

LOUNGE
21' 9" x 15' 0" (6.63m x 4.57m)

SUN ROOM
11' 2" x 8' 6" (3.4m x 2.59m)

KITCHEN/BREAKFAST ROOM
15' 9" x 10' 6" (4.8m x 3.2m) max

UTILITY ROOM
10' 1" x 7' 1" (3.07m x 2.16m)

MASTER BEDROOM
13' 0" x 12' 3" (3.96m x 3.73m)

EN SUITE
7' 1" x 6' 9" (2.16m x 2.06m)

BEDROOM TWO
15' 2" x 9' 3" (4.62m x 2.82m)

BEDROOM THREE
10' 6" x 9' 8" (3.2m x 2.95m)

BATHROOM
10' 3" x 4' 5" (3.12m x 1.35m)

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.