



7 Oak Tree Rise, Malpas, Cheshire, SY14 7FA

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Offers In Region Of £375,000



- Superb Modern Detached House
- Four Bedrooms
- Two En Suites and Family Bathroom
- Fantastic Village Location with excellent amenities

- Open Plan Kitchen/Diner
- Attractive Rear Garden
- Driveway and Single Garage
- EPC TBC, Council Tax Band E



Discover this beautiful four bedroom detached house situated in the bustling village of Malpas, renowned for its excellent amenities and highly regarded schools, providing an ideal environment for family life. It offers a perfect blend of peaceful surroundings and modern convenience and is located on a small development making it ideal for families seeking a quiet yet well connected lifestyle. As you enter, a welcoming Entrance Hall with wide staircase sets the tone for the rest of the house. The generous Lounge is perfect for relaxation and entertainment and there is a modern Kitchen/Diner equipped with French doors that open directly onto the attractive garden, creating a seamless flow between indoor and outdoor living. A practical Utility Room adds convenience and extra storage space and there is a handy Cloakroom for guests and everyday use. Upstairs, there are Four Bedrooms, including two with En Suites, ensuring comfort and privacy for all the family and a well appointed Family Bathroom completes the accommodation. Outside, a private driveway and single integral garage offer good parking facilities and there is an attractive rear garden featuring a mix of well maintained lawn, paved patio area and a wide variety of established shrubs and plants, providing a beautiful setting for outdoor dining and relaxation. Don't miss the opportunity to make this stunning house your new home, contact us today to arrange a viewing.



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. Carden Park Country Estate, which encompasses a Luxury Hotel, Spa and Golf Resort and is located only 7 miles from Malpas. 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 Whitchurch 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.

MANAGEMENT COMPANY

We are advised that there is a management company to cover the upkeep of the communal areas. We are advised that the charge for this is currently £210 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

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 and continue on past the turning for Chester Road, take the next left into Hughes Lane, take the next right into Oak Tree Rise and 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

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

LOCAL AUTHORITY

Council Tax Band E. 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.

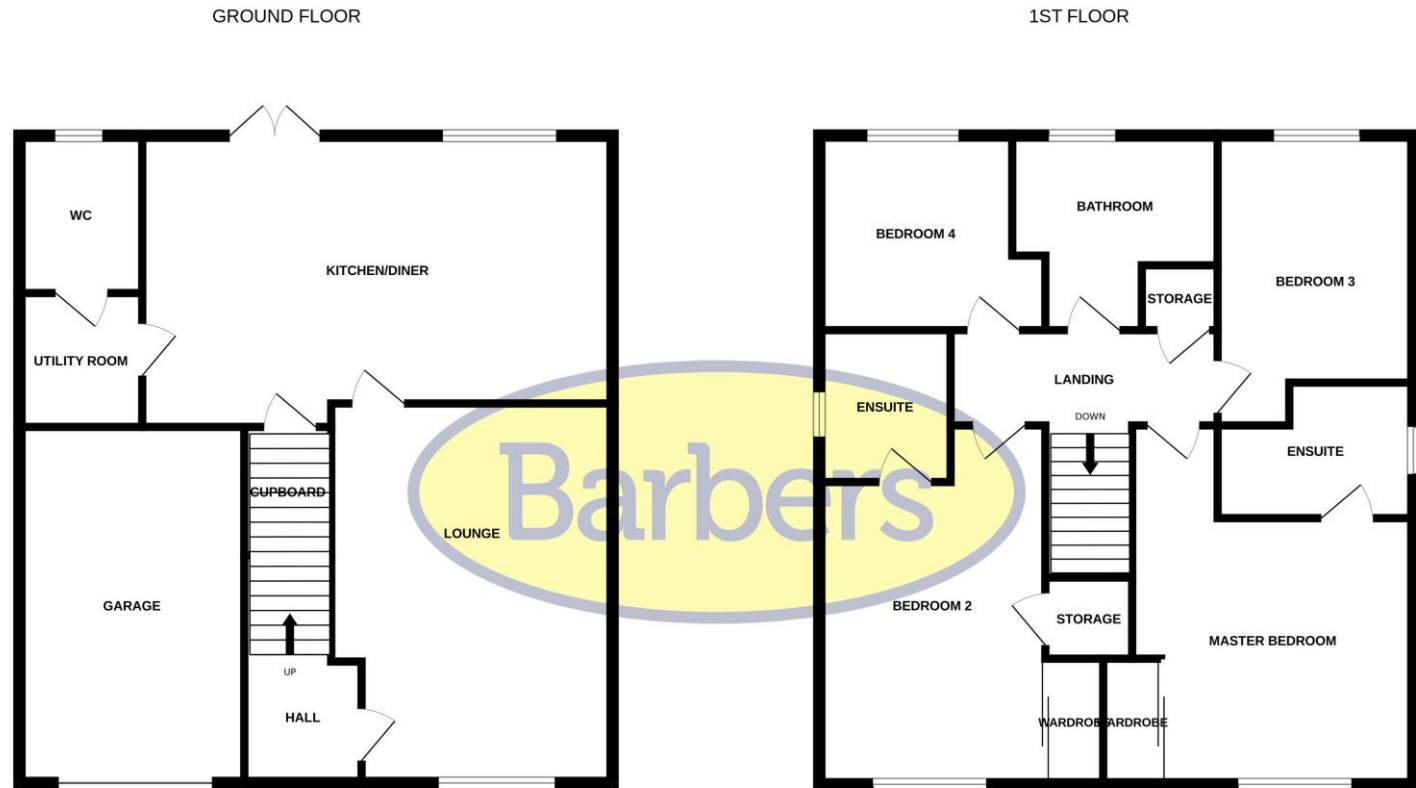
AGENTS NOTE

Please note there is a restrictive covenant stating that no trailer, caravan, boat or commercial vehicle may be parked on the property or on any other part of the estate. There are also further restrictive covenants. If you would like further information please contact our office.

WH36006 250624



- LOUNGE
17' 2" x 11' 5" (5.23m x 3.48m)
- KITCHEN/DINER
19' 0" x 11' 9" (5.79m x 3.58m)
- BEDROOM ONE
14' 2" x 11' 6" (4.32m x 3.51m) max
- BEDROOM TWO
14' 1" x 8' 9" (4.29m x 2.67m)
- BEDROOM THREE
12' 0" x 7' 7" (3.66m x 2.31m)
- BEDROOM FOUR
9' 0" x 8' 2" (2.74m x 2.49m)



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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WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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