



Helping *you* move



## Lower House, 44a Dodington, Whitchurch, SY13 1EF

Offers in the Region of

**£245,000**

Charming Grade II listed Edwardian property with surprisingly large gardens, currently split into two self contained flats making it ideal for buy to let investors but also with the potential to be converted back into a single dwelling, subject to any consent that may be required.

# Lower House, 44a Dodington, Whitchurch, SY13 1EF

## Overview

- Edwardian Grade II Listed End Terrace Property
- Currently split into Two Flats
- Potential to be transformed into a superb family home
- Very Large Rear Garden
- Convenient for Town Centre and Local Schools
- No Upward Chain
- Would also suit Buy to Let Investors
- High Ceilings and Sash Windows
- Each Flat is Council Tax Band A



44a Dodington, is a charming Grade II listed Edwardian end terrace property conveniently situated in a residential area within easy walking distance of the town centre with its extensive range of shops, as well as being well placed for leisure facilities and local schools. There is also a single garage located within approximately 100m of the property which could accommodate one vehicle plus storage with space for another small vehicle in front and this garage is currently available for a new owner to rent at a cost of £75 pcm on a rolling contract.

The house has been converted by the current owners into two self-contained apartments but can easily be converted back to a very desirable three bedroom, two bathroom home subject to any consent that may be needed from the Local Authority. The property boasts an exceptionally spacious rear garden, having a feeling of seclusion and privacy and offering a fantastic outdoor space, perfect for gardening enthusiasts, outdoor activities or future landscaping projects. It also benefits from two brick outbuildings for storing garden and leisure equipment The garden may have future benefit potential subject to any necessary Local Authority consent.

Generously sized rooms provide plenty of space for comfortable living and entertaining. Situated on the ground floor, Apartment One, has the benefit of two separate entrances and comprises large Lounge/Bedsit area with a south facing picture window, fully fitted Kitchen/Diner, Shower Room and separate WC. There is a newly built rear Porch securing the rear entrance and this leads to a patio area an extensive garden. From the front entrance door and Hallway, stairs lead to the first floor and Apartment Two Entrance Door. This delightful flat has a good-sized open plan fitted Kitchen/Diner/Living Room, Two Double Bedrooms and a large Bathroom. This spacious airy flat has windows that overlook Dodington and the gardens to the rear.

This property is also ideal for buy to let investors with up to date gas and electrical certificates meaning potential tenants could move in straight away. We are advised that in the current rental market it could achieve at least a 5% yield and both flats have their own independent gas central heating systems and their own electricity meters.



# Your Local Property Experts

01948 667272



## 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

Both flats are 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

From our office, turn right into the High Street, at the bottom of the High Street follow the pedestrian area to the corner, turning left into Watergate Street, continue on past Bark Hill into Dodington and the property can be found after a short distance on the left hand side opposite the turning for Rosemary Lane.

## 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 exempt as the property is Grade II Listed.

## 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.

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SPACE FOR FLOORPLAN

**GROUND FLOOR FLAT:**

LIVING ROOM/BEDROOM

15' 4" x 17' 8" (4.67m x 5.38m)

KITCHEN

18' 4" x 13' 0" (5.59m x 3.96m) max

**FIRST FLOOR FLAT:**

LIVING ROOM/KITCHEN

18' 2" x 13' 0" (5.54m x 3.96m)

BEDROOM ONE

17' 9" x 9' 5" (5.41m x 2.87m)

BEDROOM TWO

12' 4" x 10' 6" (3.76m x 3.2m)

## 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.