



Helping *you* move



3 Windmill Gardens, Whixall, SY13 2NB

Offers in the Region of
£210,000

Don't miss out on this good size three bedroom semi-detached house with off road parking and spacious rear garden, situated in the popular rural village of Whixall.

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Overview

- Semi-Detached House
- Three Bedrooms
- Rural Village Location
- Good Size Garden
- Lounge
- Kitchen/Diner
- Utility Room, WC
- Family Bathroom
- Off Road Parking
- Fantastic Potential
- EPC E
- Council Tax Band B



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 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 Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles approximately.

Brief Description

This three bedroom semi detached house is located in the peaceful rural village of Whixall. While it requires some modernisation, it offers fantastic potential, perfect for those looking to create their ideal home. It provides good size accommodation including a cosy and welcoming Lounge, open plan Kitchen/Diner, perfect for family meals and entertaining, convenient Utility Room for additional storage and adjoining ground floor WC. Upstairs, there are Three Bedrooms including the Master Bedroom with countryside views and a Family Bathroom completes the accommodation. Outside, a driveway to the side leads to a parking area, ensuring convenience for you and your guests. You will find a spacious rear garden with lawn and patio area and there is also a well maintained lawned front garden.



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

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

SERVICES

We are advised that mains electricity, water and drainage are available. Oil 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 on the B5476 towards Wem. At the village of Tilstock turn right, immediately before the Horseshoes Inn and travel towards Whixall. Drive into Hollinwood then turn left, continue on past Whixall United Reformed Church and then take the next turning right at Stanley Green, at the mini roundabout go straight ahead where the turning for Windmill Gardens 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 E. The full energy performance certificate (EPC) is available for this property upon request.

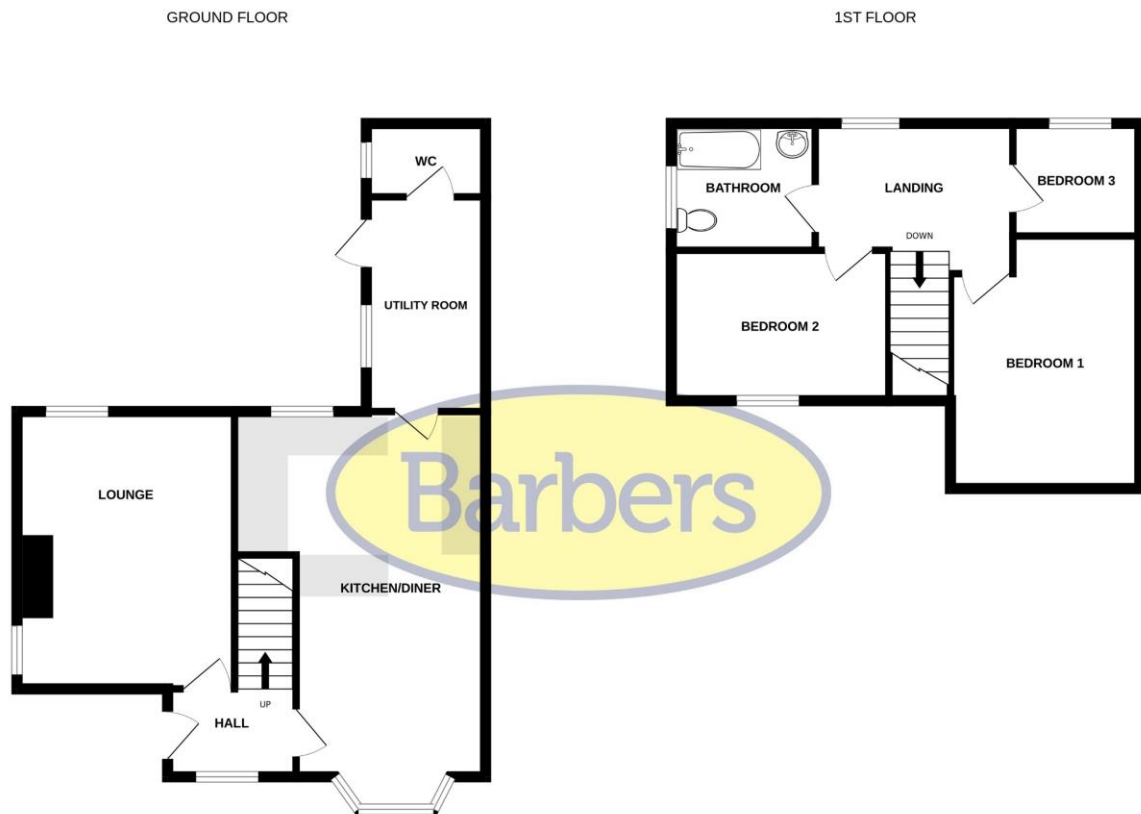
METHOD OF SALE

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.

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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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LOUNGE

14' 8" x 11' 6" (4.47m x 3.51m)

KITCHEN/DINER

22' 1" x 15' 1" (6.73m x 4.6m) max

UTILITY ROOM

11' 5" x 6' 4" (3.48m x 1.93m)

BEDROOM ONE

11' 6" x 11' 4" (3.51m x 3.45m)

BEDROOM TWO

11' 4" x 9' 4" (3.45m x 2.84m)

BEDROOM THREE

9' 2" x 8' 5" (2.79m x 2.57m)

BATHROOM

8' 1" x 5' 1" (2.46m x 1.55m)

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

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Email: 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.