



Helping *you* move



## 4 Neufchatel Close, Whitchurch, SY13 1TW

Asking Price of

**£250,000**

NO UPWARD CHAIN. A well maintained three bedroom detached house with driveway and single garage, situated in a quiet residential area within easy access of the town centre and local schools.

# 4 Neufchatel Close, Whitchurch, SY13 1TW

## Overview

- Detached House
- Three Bedrooms
- Driveway and Single Garage
- Quiet Residential Location
- Convenient for Town Centre and Local Schools
- Two Reception Rooms
- Kitchen, Family Bathroom
- No Upward Chain
- Well Maintained Rear Garden
- EPC D
- Council Tax Band C



Situated on a peaceful cul-de-sac, this three bedroom detached house offers a wonderful opportunity for those looking to put their personal touch on a well-located family home. With no upward chain and within walking distance of the town centre, local schools and train station, this property is ideal for families and commuters alike. Conveniently, a town bus service is also available nearby, making access to local amenities a breeze. The property has recently had new double glazing throughout and upon entering, you are greeted by an inviting Entrance Hall with Cloakroom, leading to a cosy Lounge. The well-appointed Kitchen features ample storage and workspace, and there's a separate Dining Room that offers the potential to be combined with the kitchen to create a stunning kitchen/dining/family room, complete with doors that open onto the lovely rear garden- perfect for entertaining or enjoying family time. Upstairs, there are Three Bedrooms incorporating two doubles and a single, accompanied by a Family Bathroom. Outside, the rear garden is well maintained with a paved patio, lawn and established borders, offering a perfect space to relax and entertain. Additional features include a driveway providing off road parking and a single garage for extra storage or vehicle space. With its great potential for modern living and its quiet, family-friendly location, this property is an excellent opportunity for those looking to settle in a warm and welcoming community. Don't miss your chance to make this house your home!

## LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clywd 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 the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 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 C. 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

Upon entering the town with the Rugby Club on the right, proceed along taking the second exit from the mini roundabout onto Newport Road. Take the next right onto Edward German Drive, continue on and take the left hand turn into Neufchatel Close where the property can be found after a short distance on the right 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 D. The full energy performance certificate (EPC) is available for this property upon request.

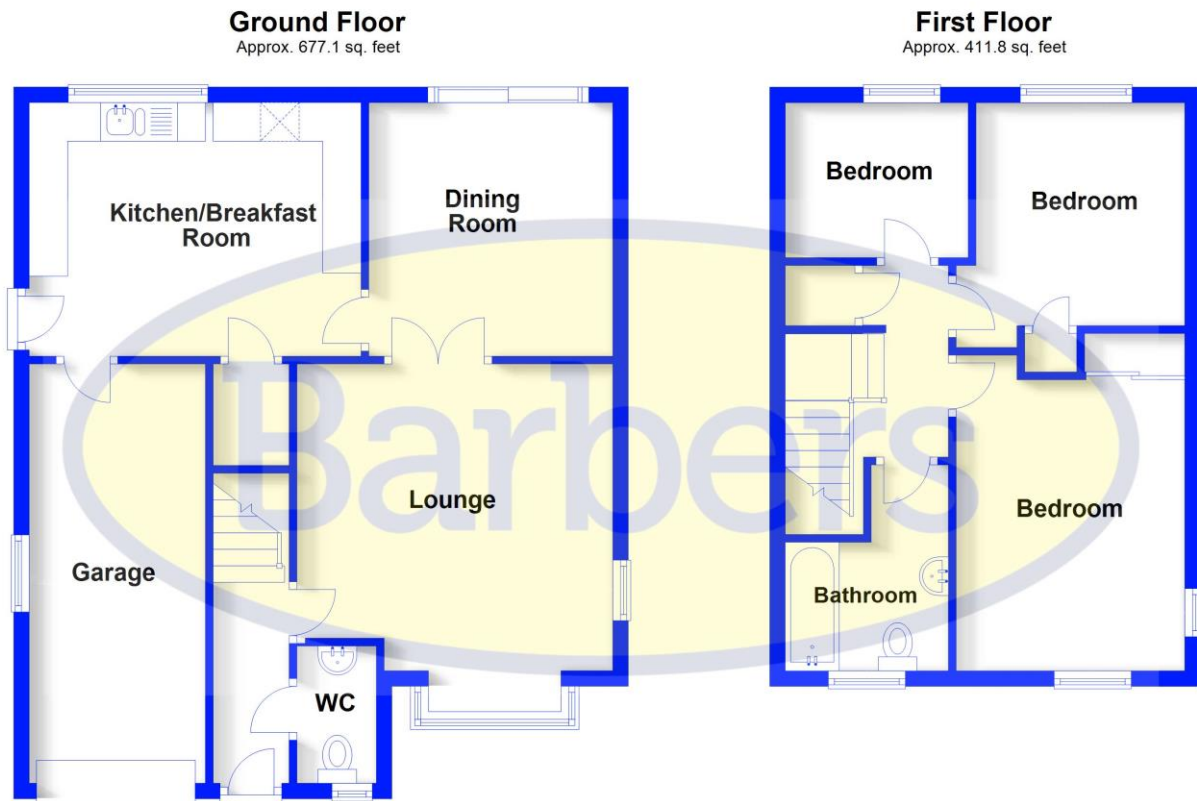
#### METHOD OF SALE

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.

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Total area: approx. 1088.9 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**

13' 4" x 13' 2" (4.06m x 4.01m)

**DINING ROOM**

11' 1" x 10' 4" (3.38m x 3.15m)

**KITCHEN**

14' 1" x 10' 8" (4.29m x 3.25m)

**BEDROOM ONE**

13' 9" x 9' 8" (4.19m x 2.95m)

**BEDROOM TWO**

10' 6" x 8' 7" (3.2m x 2.62m)

**BEDROOM THREE**

7' 8" x 6' 7" (2.34m x 2.01m)

**BATHROOM**

7' 9" x 6' 6" (2.36m x 1.98m)

## 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.