



Helping *you* move



**2 Belton Road, Whitchurch, SY13 1JA**

Offers in the Region of  
**£205,000**



# 2 Belton Road, Whitchurch, SY13 1JA

## Overview

- Much Loved Semi-Detached House
- Three Bedrooms
- Popular Edge of Town Location
- Two Reception Rooms
- Ground Floor Shower Room
- Good Size Kitchen
- Family Bathroom
- Rear Garden
- Ample Off Road Parking
- EPC E
- Council Tax Band B



Situated in the busy market town of Whitchurch 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 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.

### BRIEF DESCRIPTION

Located in a popular, established residential area on the fringe of town, this much loved three bedroom semi-detached house offers an exciting opportunity for a new owner to personalise and make it their own. Approached by a neatly brick paved driveway, which provides ample off road parking, the property's Entrance Porch leads to the Hallway. The ground floor includes a Lounge with bay window, offering a comfortable space for relaxation. Adjacent is a Dining Room which leads into the well-appointed Kitchen, offering plenty of potential for modernisation. A handy ground floor Shower Room adds to the home's functionality. Upstairs, you will find Three Bedrooms and a Family Bathroom. Outside, the good size rear garden includes a lawned area, paved patio and well tended borders with mature shrubs and plants. A greenhouse and timber shed provide additional storage and gardening space. This home is ideal for those looking to add their personal touch so don't miss the opportunity to make this house your own!





**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, 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 the town centre travel into Mill Street and turn right onto Wrexham Road. Continue along Wrexham Road and the turning into Belton Road will be found on the left hand side and No. 2 stands 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 E. The full energy performance certificate (EPC) is available for this property upon request.

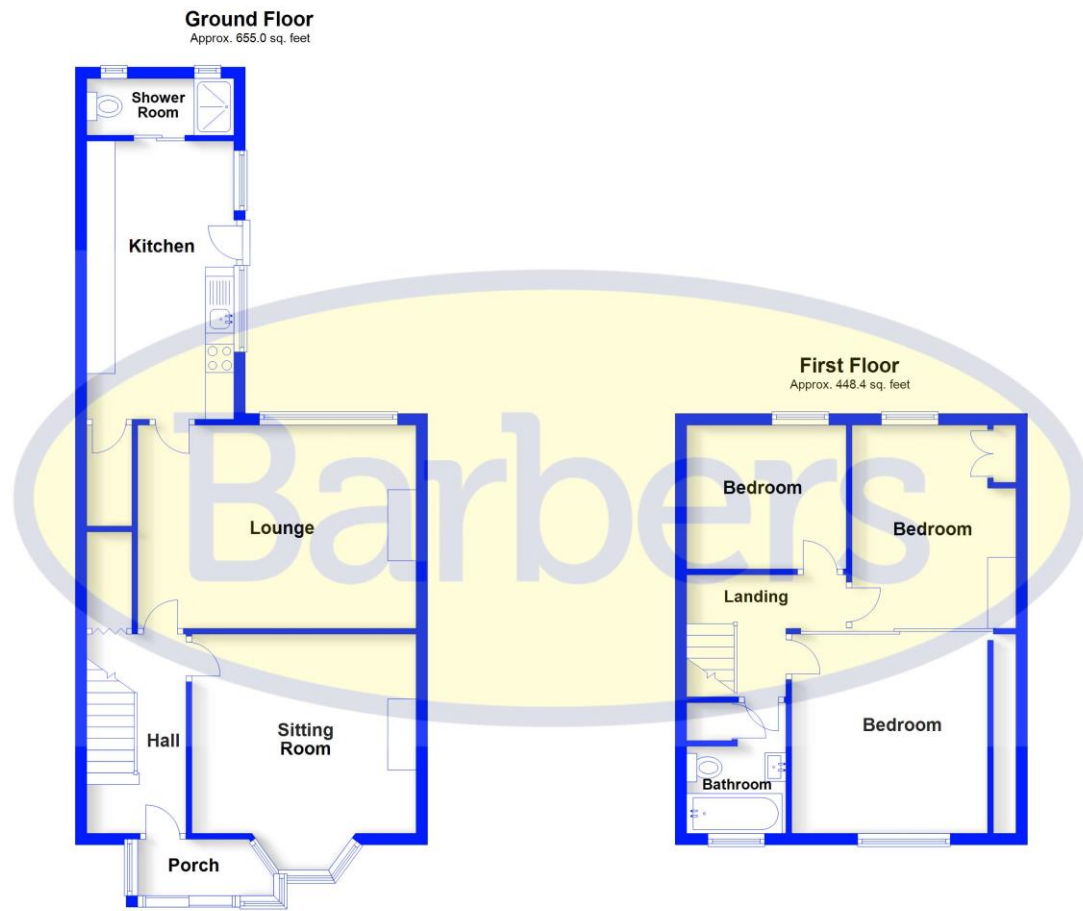
**METHOD OF SALE**

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.

WH36294 0409180924



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' 6" x 13' 1" (4.11m x 3.99m) max into bay window

**DINING ROOM**

15' 7" x 11' 5" (4.75m x 3.48m)

**KITCHEN**

16' 6" x 8' 6" (5.03m x 2.59m)

**BEDROOM ONE**

11' 5" x 10' 9" (3.48m x 3.28m) excluding wardrobes

**BEDROOM TWO**

11' 3" x 9' 4" (3.43m x 2.84m)

**BEDROOM THREE**

9' 5" x 8' 4" (2.87m x 2.54m)

**BATHROOM**

8' 1" x 6' 0" (2.46m x 1.83m) max

## 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.