



Helping *you* move



44 Blakemere Close, Whitchurch, SY13 1PE

Offers in the Region of
£185,000

A well presented two bedroom semi-detached house with driveway parking and good size rear garden, situated towards the end of a quiet cul-de-sac in a popular residential area of Whitchurch and within walking distance of the town centre and local schools.

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Overview

- Well Presented Semi-Detached House
- Two Bedrooms
- Popular Residential Location
- Driveway Parking
- Good Size Rear Garden
- Kitchen/Diner
- Lounge
- Family Bathroom
- Viewing Recommended
- EPC C
- Council Tax Band B



Situated towards the end of a cul-de-sac in a popular area of Whitchurch, this well presented two bedroom semi-detached house is a much loved home. Within walking distance of the town centre and local schools, it is perfectly situated for those seeking a quiet residential setting without sacrificing accessibility to essential amenities. Inside, the Entrance Hall leads into a cosy Lounge, perfect for relaxing evenings. The bright and airy Kitchen/Diner provides space for family meals, with access to the garden, an ideal spot for outdoor gatherings or al fresco dining. Upstairs, you'll find Two Bedrooms including the master bedroom with built in storage and a Family Bathroom completes the first floor layout. Outside, a driveway to the side provides convenient off road parking and the good size rear garden is mainly laid to lawn with a variety of established shrubs and plants. Whether you're a young family, a couple or looking to downsize, this lovely home combines a convenient location with a warm and welcoming atmosphere, making it an excellent choice for your next home.

LOCATION

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.



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

DIRECTIONS

Travel along Talbot Street, take second left turn into Egerton Road, take the right hand turning into Blakemere Close where the property can be found towards the end of the road 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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

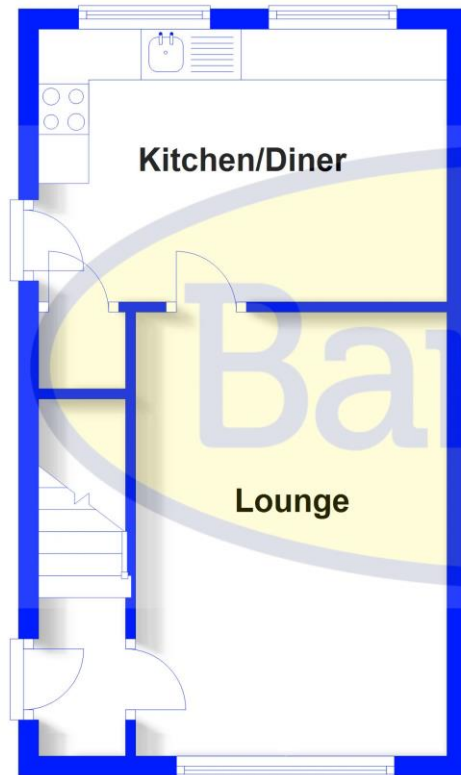
AML REGULATIONS

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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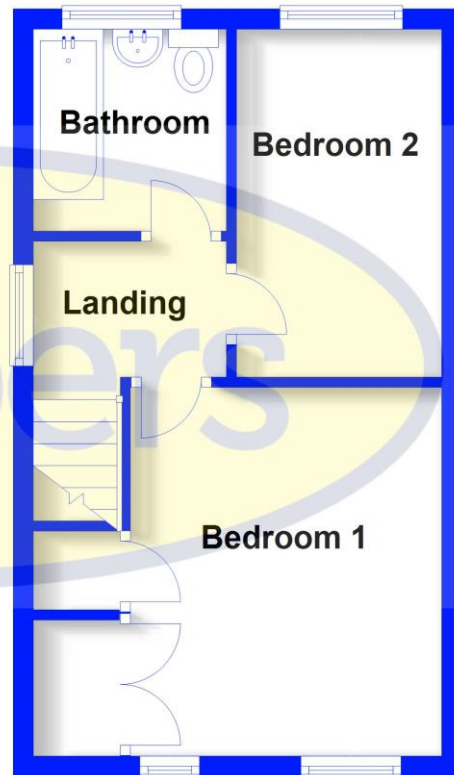
Ground Floor

Approx. 314.8 sq. feet



First Floor

Approx. 314.8 sq. feet



Total area: approx. 629.6 sq. feet

LOUNGE

14' 3" x 10' 2" (4.34m x 3.1m)

KITCHEN/DINER

13' 1" x 9' 9" (3.99m x 2.97m) max

BEDROOM ONE

11' 8" x 10' 2" (3.56m x 3.1m)

BEDROOM TWO

11' 5" x 6' 6" (3.48m x 1.98m)

BATHROOM

6' 4" x 6' 4" (1.93m x 1.93m)

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

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Email: whitchurch@barbers-online.co.uk

Barbers

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.