



Helping *you* move



25 Badger Crescent, Whitchurch, SY13 4JL

50% shared ownership

£100,000

Situated in a popular and sought-after residential area of Whitchurch, this modern two bedroom mid terrace house is offered for sale on a 50% shared ownership basis offering an attractive and affordable way to step onto the property ladder. With the added benefit of a driveway with space for up to three cars.

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Overview

- Modern Mid-Terrace House
- 50% Shared Ownership Basis
- Two Double Bedrooms
- Sought After Residential Location
- Off Road Parking for 3 Cars
- Enclosed Rear Garden
- Lounge/Diner, Kitchen
- Family Bathroom
- Within Walking Distance of Town Centre and Local Schools
- EPC B
- Council Tax Band B



Situated in a popular and sought-after residential area of Whitchurch, this modern two bedroom mid terrace house is offered for sale on a 50% shared ownership basis offering an attractive and affordable way to step onto the property ladder. The property benefits from a prime location, within walking distance of the bustling town centre and well-regarded local schools, making it an ideal choice for young families and those seeking a convenient and comfortable home.

Internally, the accommodation is well-designed and upon entry, the Entrance Hall provides a welcoming first impression, leading through to the Lounge/Diner which offers a bright and airy space with French doors opening onto the rear garden, creating a seamless flow between indoor and outdoor living. The Cloakroom with WC is conveniently located off the hallway, providing essential facilities for guests and making the most of the available space. The well equipped Kitchen is stylish and functional, providing the perfect space for cooking and preparing meals.

On the first floor, the Two Double Bedrooms provide ample space, each offering plenty of natural light and flexibility for different uses – whether as a master bedroom, guest room, or home office. The Modern Family Bathroom is fitted with contemporary fixtures and finishes, offering a modern and stylish space for daily use.

Externally, there is off-road parking to the front for up to three cars, providing a valuable and convenient feature in this location. To the rear of the property, the low-maintenance enclosed garden is predominantly laid to lawn with a paved patio area that is perfect for enjoying alfresco dining or relaxing with family and friends during the warmer months.



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 Leasehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Lease length 125 years from 8 June 2018 with 119 years remaining. Vacant possession upon completion

LOCAL AUTHORITY

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

RENT

We are advised that for a 50% owned share the rent would currently be £234.32 per month. The rent figure is reviewed annually.

SERVICE CHARGE

We are advised that the service charge is currently £30.36 per month. This will be confirmed by solicitors during pre contract enquiries.

SERVICES

We are advised that mains electricity, water, gas and drainage are available. Gas 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 the town centre take the Tarporley Road, continue on this road before turning left into Haroldgate. Proceed then turn right into The Squirrels and then turn left into Badger Crescent follow the road round and 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 B. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

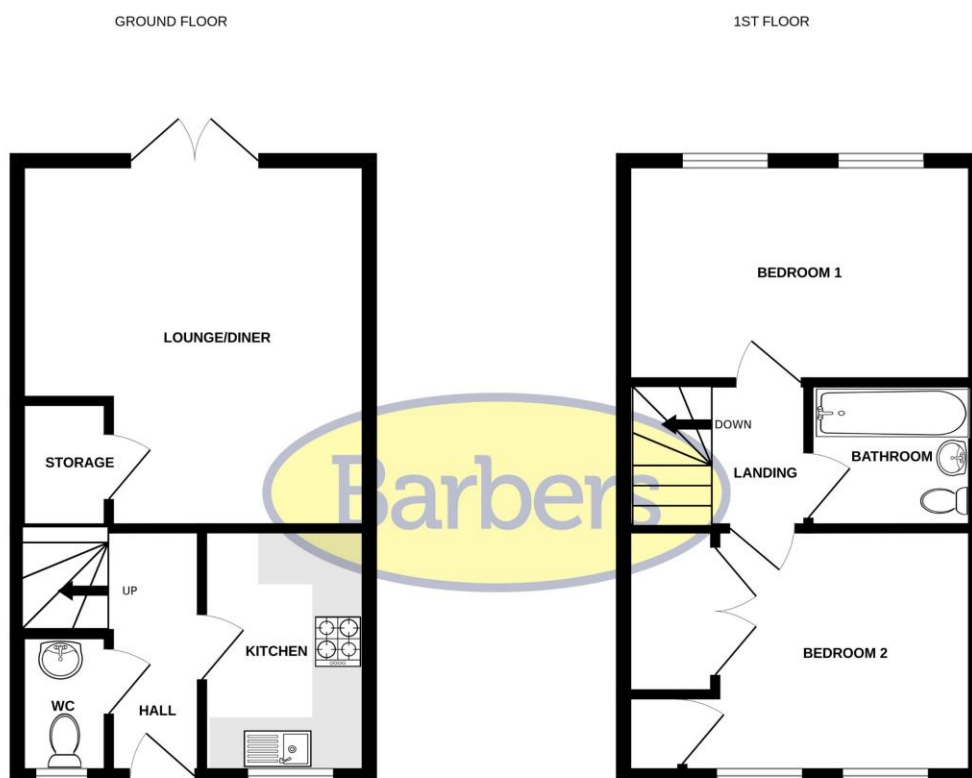
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

There is a restrictive covenant which prohibits any caravan, motorhome, boat, commercial vehicle, trailer or industrial machinery from being parked at the property.

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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/DINER
14' 3" x 13' 7" (4.34m x 4.14m)

KITCHEN
9' 7" x 6' 6" (2.92m x 1.98m)

BEDROOM ONE
13' 8" x 8' 6" (4.17m x 2.59m)

BEDROOM TWO
10' 7" x 8' 5" (3.23m x 2.57m)

BATHROOM
6' 5" x 5' 5" (1.96m x 1.65m)

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



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.