



Helping *you* move



## 57 Belton Road, Whitchurch, SY13 1HZ

A charming three bedroom semi-detached house with off road parking and beautifully maintained gardens, situated on the edge of Whitchurch with lovely countryside nearby yet also within walking distance of the town centre.

Offers in the Region of  
**£255,000**



# 57 Belton Road, Whitchurch, SY13 1HZ

## Overview

- Charming Semi-Detached House
- Three Bedrooms
- Edge of Town Location
- Countryside Walks Nearby
- Lovely Views to the rear
- Beautifully Maintained Rear Garden
- Driveway with space for two vehicles
- Lounge with Bay Window
- EPC D
- Council Tax Band B



A cosy, comfortable and charming three-bedroom semi-detached town cottage, situated on the edge of town, offering a perfect balance of peaceful living with the convenience of being within walking distance to the town centre. With a pleasing outlook over the countryside to the rear, and pleasant walks just a stone's throw away, this property is a peaceful retreat from the stresses and strains of modern living. Inside, the home welcomes you with an entrance porch and hall, leading to a lounge featuring a bay window that fills the room with natural light. The well-designed kitchen/diner is perfect for preparing and enjoying family meals, whilst the neat utility room deals with laundry and all-important storage.

Upstairs, there are three bedrooms and a modern family bathroom, providing comfortable living spaces for families or professionals alike.

## 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.





# Your **Local** Property Experts

01948 667272



## TENURE

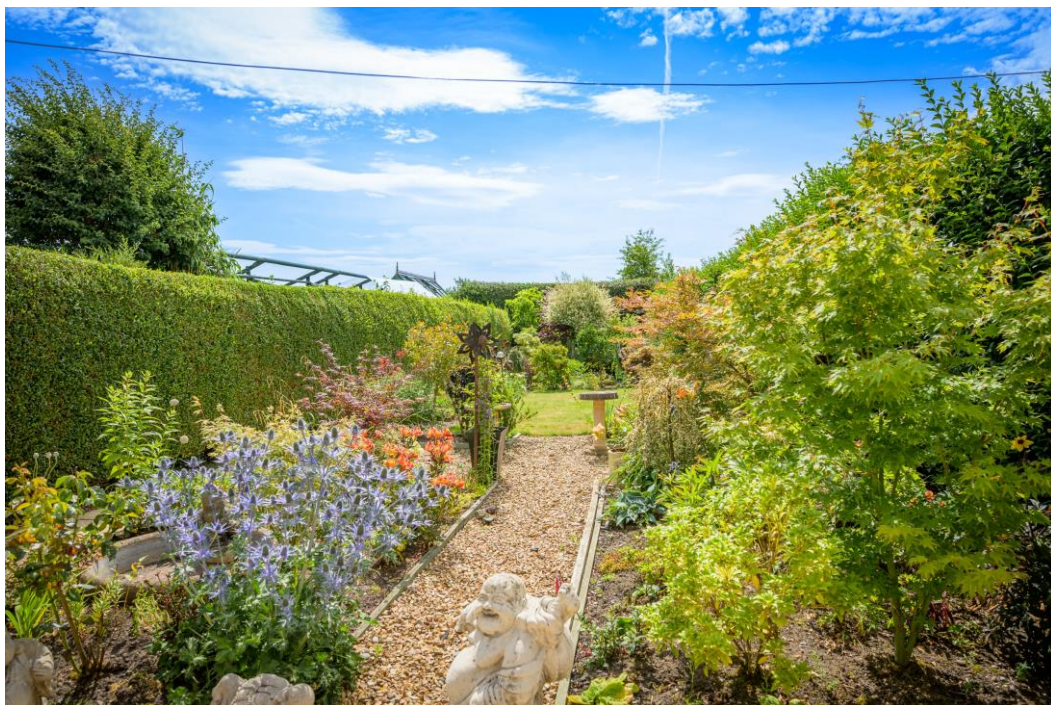
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

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

## SERVICES

We are advised that mains electricity, gas, water 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](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 take the left turning into Belton Road, proceed and the property 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 D. The full energy performance certificate (EPC) is available for this property upon request.

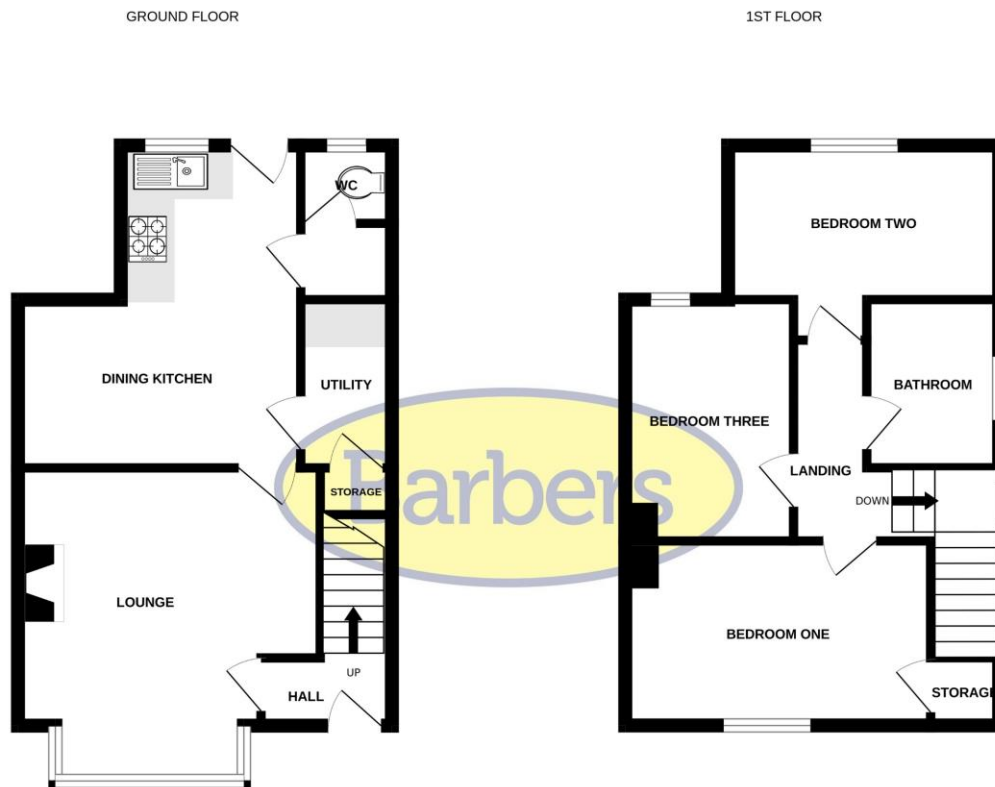
## METHOD OF SALE

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.

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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**

13' 4" x 13' 1" (4.06m x 3.99m) max

**KITCHEN/DINER**

14' 1" x 11' 4" (4.29m x 3.45m) max

**UTILITY ROOM**

6' 9" x 4' 1" (2.06m x 1.24m) max

**BEDROOM ONE**

12' 8" x 7' 8" (3.86m x 2.34m) max

**BEDROOM TWO**

11' 6" x 6' 7" (3.51m x 2.01m)

**BEDROOM THREE**

10' 1" x 7' 1" (3.07m x 2.16m)

**BATHROOM**

7' 0" x 5' 6" (2.13m x 1.68m)

## 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.