



Helping *you* move



**76 Smallbrook Road, Whitchurch, SY13 1BX**

Offers in the Region of  
**£185,000**

A mature two double bedroom mid terrace house with good size enclosed rear garden, situated close to the Country Park yet also within walking distance of the town centre and local schools.



# 76 Smallbrook Road, Whitchurch, SY13 1BX

## Overview

- Mature Mid Terrace House
- Two Double Bedrooms
- Ideal for first time buyers
- Close to the Country Park
- Large Open Plan Kitchen/Diner/Family Room
- Within walking distance of town centre and local schools
- Family Bathroom
- Enclosed Rear Garden
- EPC D
- Council Tax Band A



Situated just a short walk from the Country Park yet within close proximity to amenities and local schools, this traditional brick built mature Two Double Bedroom mid terraced house offers an excellent opportunity for first-time buyers. The property has been extended and benefits from a large open plan kitchen, diner and family room which is a real selling point. The accommodation comprises Entrance Hall, Open-plan Kitchen/Diner/Family room with French doors that open onto the rear garden. There is also a separate reception room which is currently being used as Dining Room. Upstairs, the property features Two Double Bedrooms and a Family Bathroom. Externally, the rear garden is a fully enclosed along with a good size lawned area. The garden features two gravel patio areas, mature shrubs and timber shed.

## 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 A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

### SERVICES

We are advised that mains gas, electricity, 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 Whitchurch High Street proceed to the mini roundabout by the Church and turn left, continue to the next mini roundabout and turn right into Sherrymill Hill which leads into Smallbrook Road, the property can be found 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

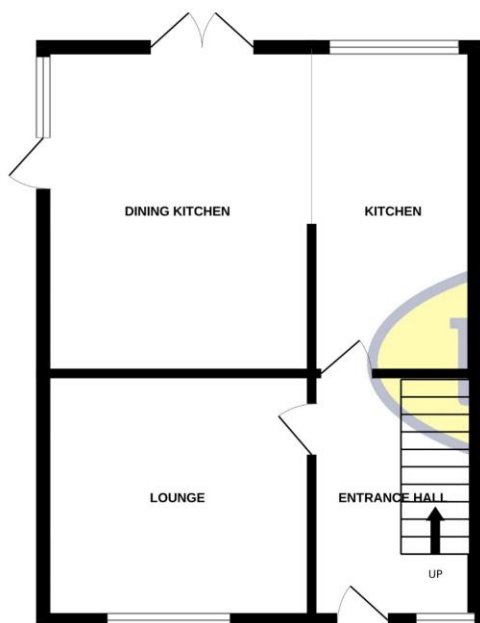
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

### AGENTS NOTE

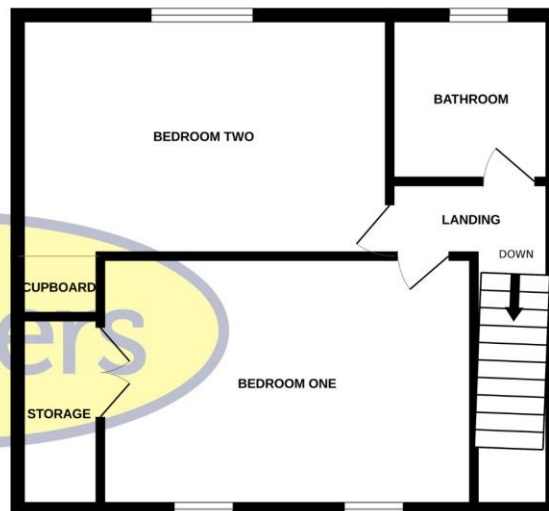
We are advised that the neighbouring property has a pedestrian right of way through the entry to access their rear garden.

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GROUND FLOOR



1ST FLOOR



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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**OPENPLAN KITCHEN/DINER/FAMILY ROOM**  
22' 3" x 16' 2" (6.78m x 4.93m)

**RECEPTION ROOM**  
11' 0" x 10' 2" (3.35m x 3.1m)

**BEDROOM ONE**  
14' 4" x 10' 2" (4.37m x 3.1m)

**BEDROOM TWO**  
15' 4" x 10' 3" (4.67m x 3.12m)

**FAMILY BATHROOM**  
6' 9" x 6' 6" (2.06m 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.