



Helping *you* move



The Coppers, Coton, Whitchurch, SY13 3LQ

Offers in the Region of
£360,000

A good size two bedroom detached bungalow in a rural setting and backing onto fields. Occupying a generous plot with beautifully maintained gardens, driveway and single detached garage. VIEWING RECOMMENDED.

The Coppers, Coton, Whitchurch, SY13 3LQ

Overview

- Good Size Detached Bungalow
- Two Bedrooms
- Driveway and Single Garage
- Rural Location
- Generous Plot with beautifully maintained gardens
- Backs onto fields
- Lounge and Sitting Room
- Kitchen and Utility Room
- Family Bathroom
- EPC E
- Council Tax Band D



Situated in a rural location and backing onto fields, this delightful two-bedroom detached bungalow offers the perfect blend of comfort and convenient access to nearby market towns, with both Whitchurch and Wem just a short drive away. Set on a generous plot, the property boasts beautifully maintained gardens to both the front and rear, featuring well-tended lawns, established flower beds, mature trees, and a variety of shrubs and plants. A paved seating area in the rear garden provides a perfect space for outdoor relaxation. The accommodation comprises a welcoming Entrance Hall, a good size Lounge, and a well-appointed Kitchen, complemented by a separate Utility Room. A versatile Sitting Room opens directly onto the rear garden, enhancing the indoor-outdoor flow of the home. Two comfortable bedrooms are served by a Family Bathroom, and there is also a useful loft space. Externally, the property includes a driveway providing ample off-road parking and a single detached garage.

This well-loved home is ideal for those seeking rural living without compromising on accessibility. Early viewing is highly recommended.

LOCATION

Situated in the rural hamlet of Coton with the local Bull and Dog pub/restaurant just a short distance away which offers home cooked food and ale. The village of Prees is approximately 2 miles away which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. Approximately 4 miles away is the North Shropshire 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 Shrewsbury, Telford, Chester, Wrexham and Crewe are all within 5-26 miles



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

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via septic tank. 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/>

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem, travel through Tilstock village, follow the road into Coton and the property can be found on the left hand side.



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

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.

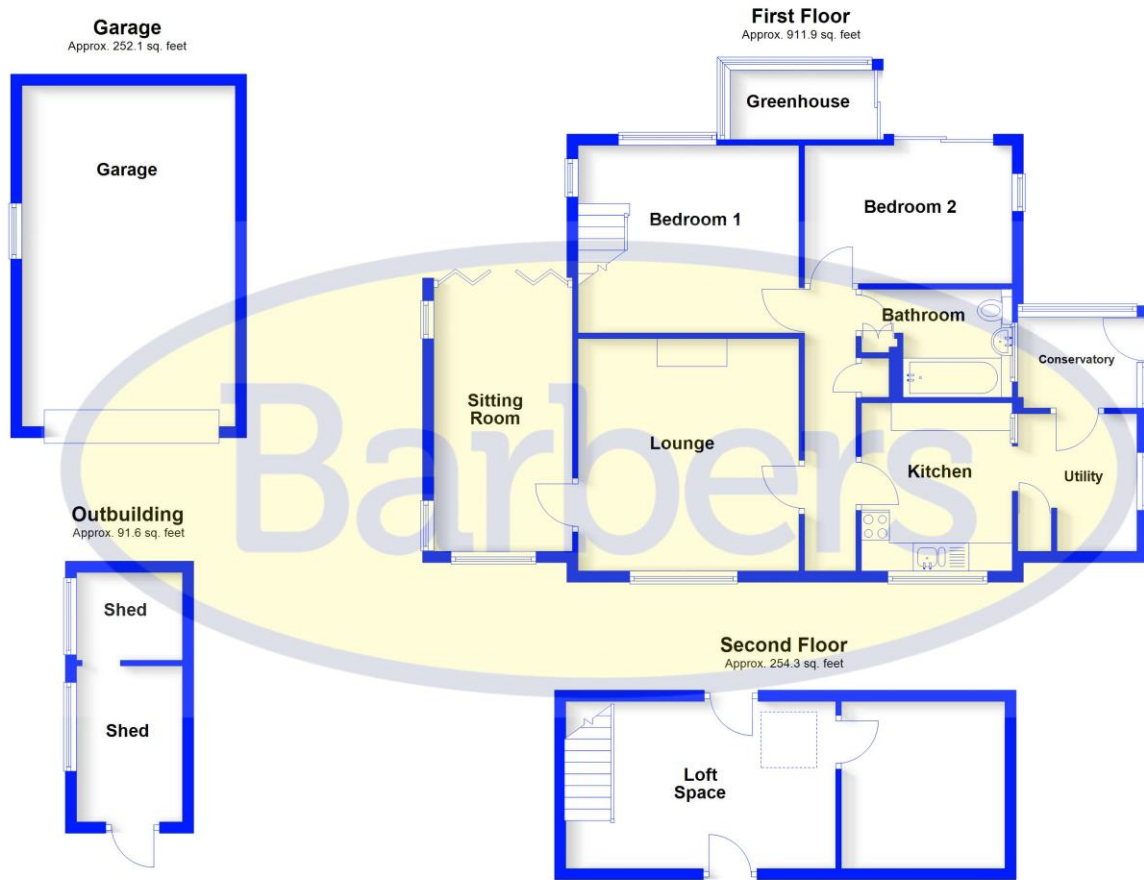
AGENTS NOTE

We are advised that the side extension that is used as a sitting room does not have building regulation approval. This will be confirmed by solicitors during the pre-contract enquiries.

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.

WH34927 250124



Total area: approx. 1509.9 sq. feet

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' 9" x 12' 9" (4.19m x 3.89m)

SITTING ROOM

15' 2" x 8' 2" (4.62m x 2.49m)

KITCHEN

10' 1" x 8' 9" (3.07m x 2.67m)

UTILITY ROOM

8' 2" x 7' 0" (2.49m x 2.13m)

BEDROOM ONE

13' 0" x 11' 3" (3.96m x 3.43m)

BEDROOM TWO

12' 5" x 8' 2" (3.78m x 2.49m)

LOFT SPACE

16' 0" x 9' 9" (4.88m x 2.97m)

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

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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.