



Helping *you* move



Corra Cottage, Claypit Street, Whitchurch, SY13 1LD

Offers in the Region of

£250,000

A detached two bedroom bungalow tucked away on a small cul-de-sac close to the town centre. In need of modernisation but full of potential and with ample parking, single garage and mature rear garden. NO UPWARD CHAIN.

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Overview

- Detached Bungalow
- Two Double Bedrooms
- Close to town centre
- In need of modernisation – excellent potential
- Spacious lounge
- Kitchen/breakfast room
- Utility Room
- NO UPWARD CHAIN
- Ample parking and single garage
- Established Garden
- EPC D, Council Tax Band D



Tucked away on a small cul-de-sac yet just a stone's throw from the town centre, this detached two-bedroom bungalow offers a rare opportunity to create your ideal home in a convenient location. While in need of modernisation, the property boasts fantastic potential for those looking to put their own stamp on a property and it is offered for sale with no upward chain. The accommodation comprises an Entrance Hall, a generous Lounge with French doors opening onto the rear garden, a Kitchen/Breakfast Room, and a separate Utility Room. There are two good-sized double bedrooms and a Family Bathroom. Outside, the property benefits from ample off-road parking to the front and a single garage. The rear garden is well-established and mainly laid to lawn, featuring a wide variety of mature shrubs, plants, and trees-ideal for gardeners or those seeking a private outdoor space.

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 D. 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

The property can be approached from London Road, passing Sainsburys on the left then turn right into Claypit Street. Proceed along the road and take the next turning on the right hand side the property will be found in front of you down a short cul-de-sac.

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.

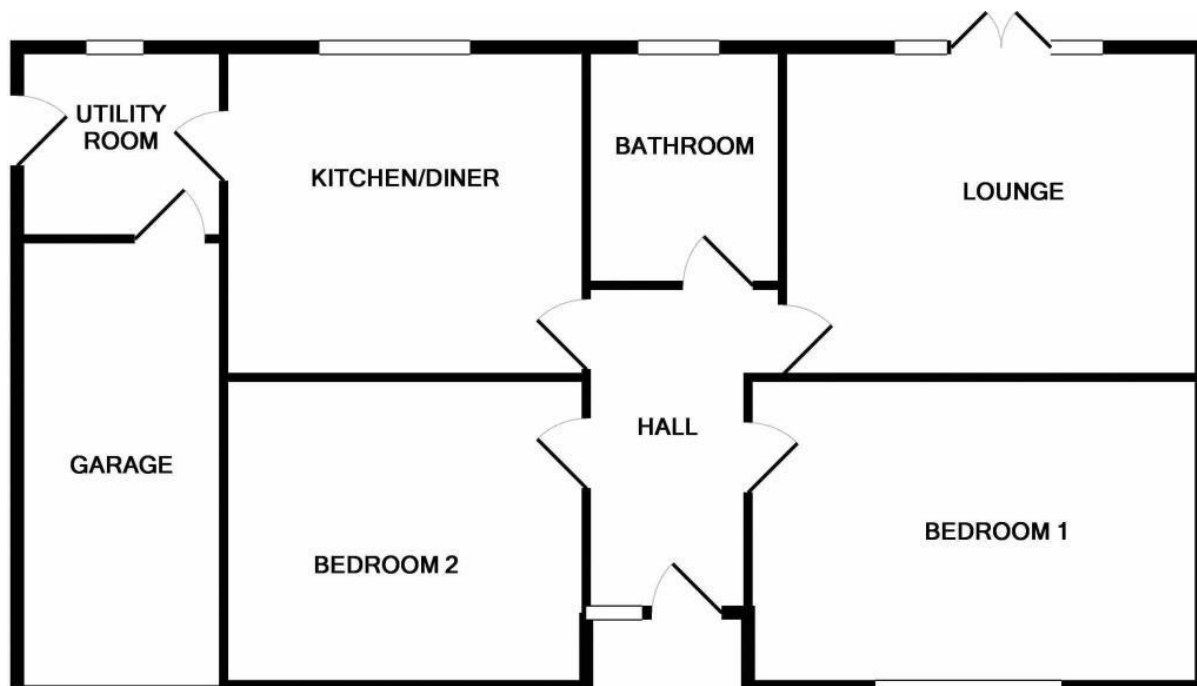
METHOD OF SALE

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 floor plan 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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KITCHEN

11' 6" x 12' 6" (3.51m x 3.81m)

LIVING ROOM

11' 6" x 14' 9" (3.51m x 4.5m)

BATHROOM

6' 8" x 8' 5" (2.03m x 2.57m)

BEDROOM ONE

10' 7" x 15' 9" (3.23m x 4.8m)

BEDROOM TWO

12' 6" x 10' 7" (3.81m x 3.23m)

GARAGE

16' 4" x 7' 4" (4.98m x 2.24m)

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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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.