



Helping *you* move



**Westhaven, Old Hall Street, Malpas, SY14 8NE**

A charming and much-loved three bedroom semi-detached home with character features, ample parking and two single garages, situated in the heart of the bustling South Cheshire village of Malpas.

Offers in the Region of  
**£335,000**



# West Haven, Old Hall Street, Malpas, SY14 8NE

## Overview

- Three Bedroom Semi-Detached Home in desirable Malpas village
- High ceilings & picture rails
- Lounge and Dining Room
- Well Maintained and recently fitted with a new roof
- Bathroom and separate WC
- Useful outside utility with WC
- Ample parking and two single garages
- Close to local schools & excellent village amenities
- NO UPWARD CHAIN
- EPC D
- Council Tax Band C



Situated in the desirable village of Malpas, this traditional 3-bedroom semi-detached house offers a combination of character, practicality, and convenience. With ample parking and two garages, this home is ideal for those seeking easy living with plenty of storage space. The property has retained its classic charm offering well maintained comfortable spaces across two floors. The ground floor comprises Lounge, Dining Room and Kitchen and on the first floor there are Three Bedrooms and the Bathroom. Outside, one of the key features – for those who don't enjoy gardening – is the very low maintenance garden, perfect for those who need an outside space without the upkeep.

Located just a short stroll from the village shops, doctors' surgery and local pub, everyday amenities are within easy reach, making this home as convenient as it is welcoming.

## LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefit of two schools, restaurants and pubs, and a selection of shops. Whitchurch is around 5 miles away and is a busy historical market town 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, Birmingham and London 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 Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Council Tax Band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

#### 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. The property can be found on the left hand side after the turning to Old Hall Court.

#### 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.

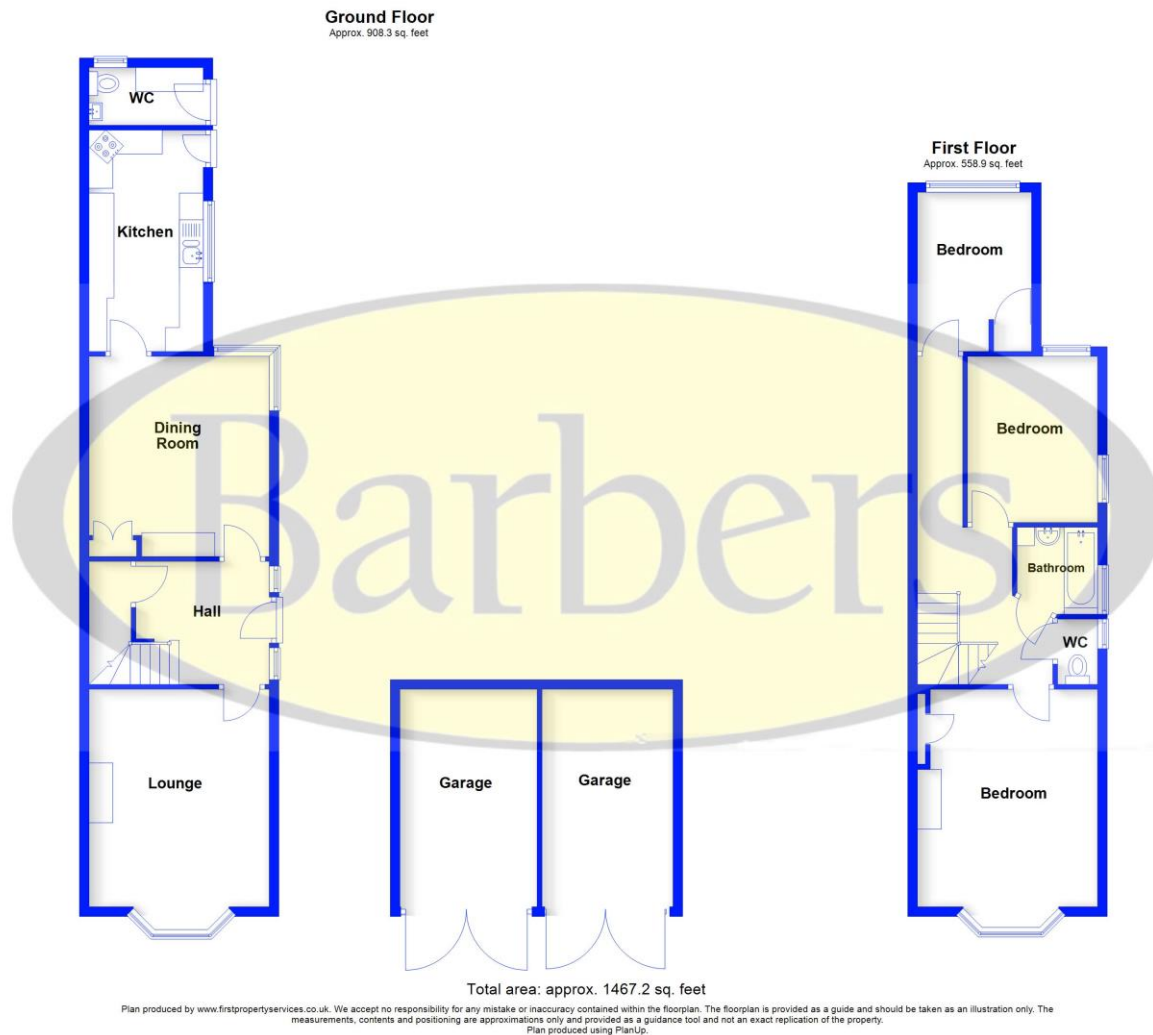
#### METHOD OF SALE

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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#### LOUNGE

16' 3" x 12' 4" (4.95m x 3.76m)

#### DINING ROOM

12' 4" x 12' 2" (3.76m x 3.71m)

#### KITCHEN

15' x 7' 8" (4.57m x 2.34m)

#### BEDROOM ONE

16' 9" x 12' 4" (5.11m x 3.76m)

#### BEDROOM TWO

11' 6" x 8' 9" (3.51m x 2.67m)

#### BEDROOM THREE

3' 10" x 7' 8" (1.17m x 2.34m)

## 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.