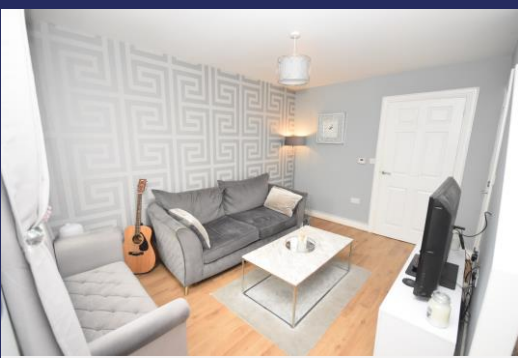




Helping *you* move



149 Liverpool Road, Whitchurch, SY13 1WB

A modern two-bedroom semi-detached house with a private rear garden and patio area is available for sale on a 25% shared ownership basis, providing an affordable opportunity to take the next step on the property ladder.

25% shared ownership

£45,000

149 Liverpool Road, Whitchurch, SY13 1WB

Overview:

- Modern Semi-Detached House
- Two Bedrooms
- Spacious Lounge
- Kitchen/Breakfast Room
- Ample Storage Space
- Private Rear Garden
- Off Road Parking
- EPC tbc
- Council Tax Band tbc



Nestled in the heart of Whitchurch, is this beautifully presented two-bedroom semi-detached home, for sale on a 25% shared ownership basis, which offers contemporary living in a peaceful yet well-connected location. Perfect for first-time buyers, this move-in ready property combines style with comfort. At the front of the property, there is convenient off-road parking, providing easy access and a secure space for your vehicle. The ground floor boasts a bright and inviting lounge, offering an ideal space for both relaxing and entertaining. A convenient cloakroom with WC and wash hand basin adds practicality for everyday use and guests alike. The modern fitted kitchen is well-equipped with integrated appliances and includes space for a breakfast table, making it a great spot for casual dining or morning coffee. French doors open directly onto the garden, flooding the space with natural light and providing a delightful indoor-outdoor flow. At the rear of the property lies a private, low-maintenance garden, a lush lawn and a paved patio area-perfect for outdoor dining. Upstairs, there is two bedrooms, one of which features sleek mirrored built-in wardrobes for generous storage. A stylish family bathroom completes the upper level.

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.



TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 125 years from and including 30 January 2015 with 115 years remaining. Vacant possession upon completion.

LOCAL AUTHORITY

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

RENT

We are advised that for a 25% owned share the rent would currently be £342.36 per month. Also, there is a monthly building insurance charge of £14.98 each month

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

From the town centre travel into Mill Street and Highgate, take the turning into Liverpool Road, continue on and the property can be found opposite Greenfields Care Home on the left.

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 tbc. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

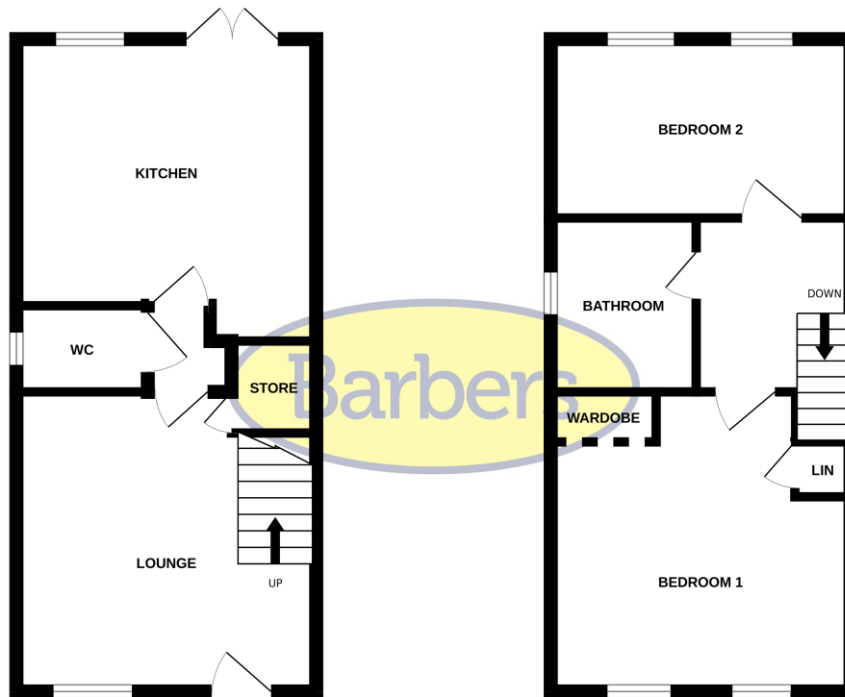
AML REGULATIONS

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.

WH3790711625

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

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.
Made with Metropix ©2025

LOUNGE

12' 6" x 12' 7" (3.81m x 3.84m)

KITCHEN/BREAKFAST ROOM

12' 5" x 10' 1" (3.78m x 3.07m)

BEDROOM ONE

12' 6" x 10' 9" (3.81m x 3.28m)

BEDROOM TWO

12' 6" x 7' 6" (3.81m x 2.29m)

BATHROOM

6' 6" x 6' 1" (1.98m x 1.85m)

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



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.