



Helping *you* move



14 Marley Grove, Whitchurch, SY13 1FD

A superb modern three bedroom town house situated on a select development on the fringe of Whitchurch, with countryside walks nearby, off road parking and well maintained rear garden. NO UPWARD CHAIN.

Offers in the Region of
£260,000

14 Marley Grove, Whitchurch, SY13 1FD

Overview

- Modern Town House
- Three Bedrooms
- Sought after location on the edge of Whitchurch
- Two Allocated Parking Spaces
- Well Maintained rear garden
- Master Bedroom with En Suite
- Family Bathroom
- No Upward Chain
- Countryside walks nearby
- EPC tbc
- Council Tax Band C



Situated on a select development in a desirable residential area of Whitchurch, this three bedroom semi-detached home offers a perfect blend of space, comfort, and convenience. Offered for sale with no upward chain and set in the fringe of town, there are plenty of countryside walks nearby, yet the property is also within walking distance of the town centre and local schools. Inside, the hallway is neatly finished with neutral tones, creating a light and airy atmosphere that flows throughout the home, with a stairway up to the first floor and a convenient cloakroom. The modern Kitchen/Breakfast Room has French doors opening onto the garden and the homely Lounge is the perfect space to relax and unwind, with a lovely bay window allowing an abundance of natural light to flood the room. On the first floor of the property, there are two bedrooms including a large double bedroom with two windows and a single room overlooking the rear garden. Additionally, there is a stylish Family Bathroom with modern suite. On the second floor is the spacious master bedroom with stunning views over the neighbouring fields and an En Suite Shower Room completes the accommodation. Outside, there are two allocated parking spaces and the charming rear garden offers a peaceful outdoor retreat, with a well-positioned patio providing an ideal area for outdoor dining and entertaining.

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.

MANAGEMENT COMPANY

We are advised there is a management company set up and the charge is currently £120 per annum. This will be confirmed by the vendors solicitor during the pre-contract enquiries.

LOCAL AUTHORITY

Council Tax Band C. 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

From the centre of town proceed into Wrexham Road, continue along the road and then take the left turn into Belton Road, proceed along this road and the entrance to Marley Grove can be found after a short distance on the right 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 C. The full energy performance certificate (EPC) is available for this property upon request.

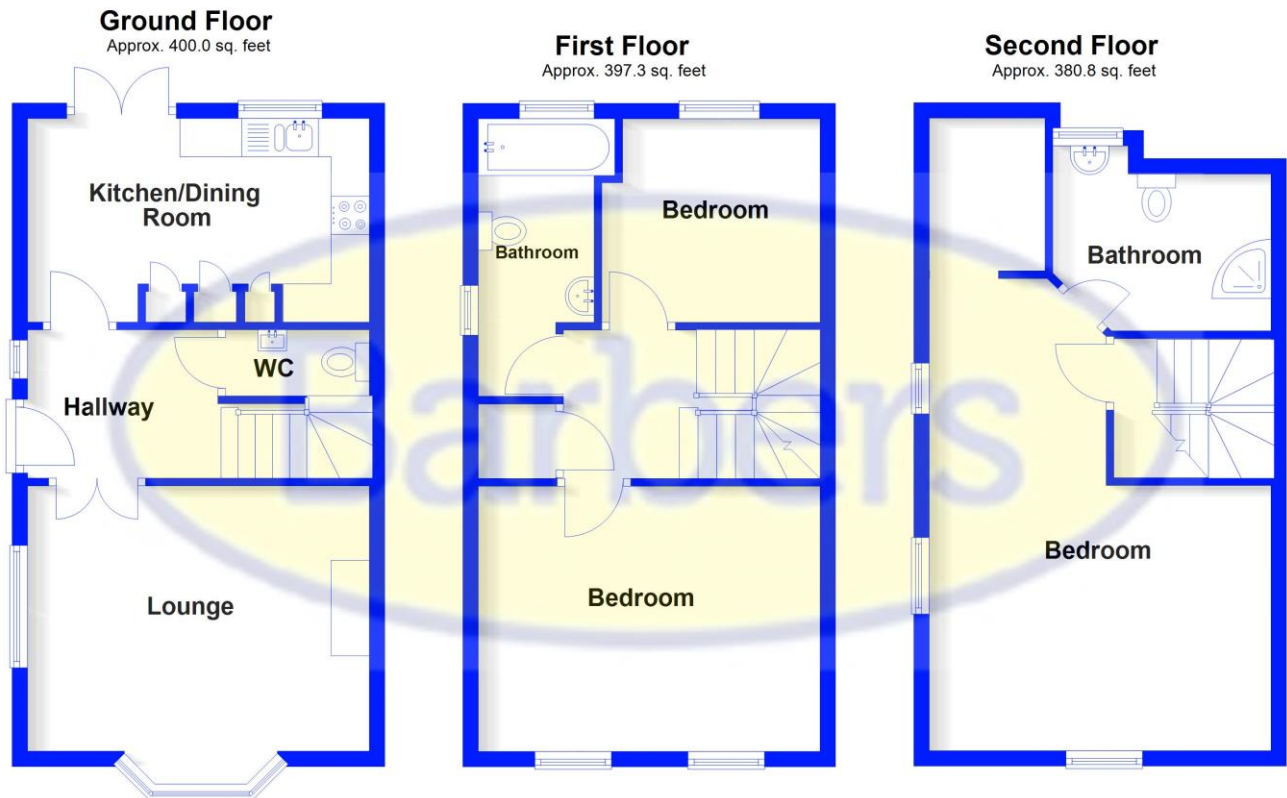
METHOD OF SALE

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), 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 (in the case of a buyer), directly to Movebutler, and is non-refundable.

WH378274625



Total area: approx. 1178.1 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

14' 7" x 12' 9" (4.44m x 3.89m)

KITCHEN/BREAKFAST ROOM

14' 6" x 8' 8" (4.42m x 2.64m)

MASTER BEDROOM

14' 7" x 21' 1" (4.44m x 6.43m)

ENSUITE

7' 9" x 9' 3" (2.36m x 2.82m)

BEDROOM 2

14' 7" x 11' 4" (4.44m x 3.45m)

BEDROOM 3

8' 7" x 9' 3" (2.62m x 2.82m)

FAMILY BATHROOM

5' 9" x 12' 4" (1.75m x 3.76m)

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.