



Helping *you* move



2 Old Coach Court, Nomans Heath, SY14 8EN 50% Shared Ownership **£122,500**

Offered for sale on a 50% shared ownership basis, a modern three bedroom semi-detached house with low maintenance enclosed rear garden and two parking spaces, situated in the popular village of Nomans Heath.
NO UPWARD CHAIN.

2 Old Coach Court, Nomans Heath, SY14 8EN

Overview

- Modern Semi-Detached House
- Three Bedrooms
- 50 % Shared Ownership Basis
- Two Parking Spaces
- Popular Village Location
- Just a short drive to Malpas
- Lounge/Dining Room
- Well Equipped Kitchen
- Modern Bathroom
- Enclosed Rear Garden
- EPC tbc, Council Tax Band B
- Leasehold



Situated in the popular village of Nomans Heath, this modern three-bedroom semi-detached house is offered for sale on a 50% shared ownership basis, offering an attractive and affordable way to step onto the property ladder, with the option to increase your owned share of the property up to 80%. It offers the perfect mix of comfort, convenience, and countryside charm and enjoys the benefits of village life with a local shop/post office and the vibrant village of Malpas, with its excellent amenities and highly regarded schools, is only a short drive away. The accommodation comprises an entrance hall, convenient cloakroom with WC, a good size lounge/diner with door opening onto the rear garden, and a well-equipped kitchen. Upstairs, there are three bedrooms and a family bathroom featuring a stylish, modern suite. Outside, the property boasts an enclosed rear garden with a paved patio and lawn and there are two parking spaces to the front. This is an ideal home for families, professionals, or anyone looking for a peaceful lifestyle with easy access to local amenities and commuter routes.

LOCATION

Nomansheath, which has a local shop, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including both primary and secondary schools. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.



TENURE

We are advised that the property is Leasehold on a 125 year lease starting 10 October 2014 with 114 years remaining. This will be confirmed by the Vendors Solicitor during the Pre-Contract enquiries. Vacant possession upon completion

RENT

We are advised that for a 50% owned share the rent would currently be £340 pcm. The amount of the rent is reviewed annually.

LOCAL AUTHORITY

Council tax band B. 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

DIRECTIONS

From Whitchurch proceed on the A41 to Chester, upon reaching Nomansheath bear right at the roundabout past Cross O'The Hill Road, continue on and the property can be found after a short distance on the left 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 tbc. The full energy performance certificate (EPC) is available for this property upon request.

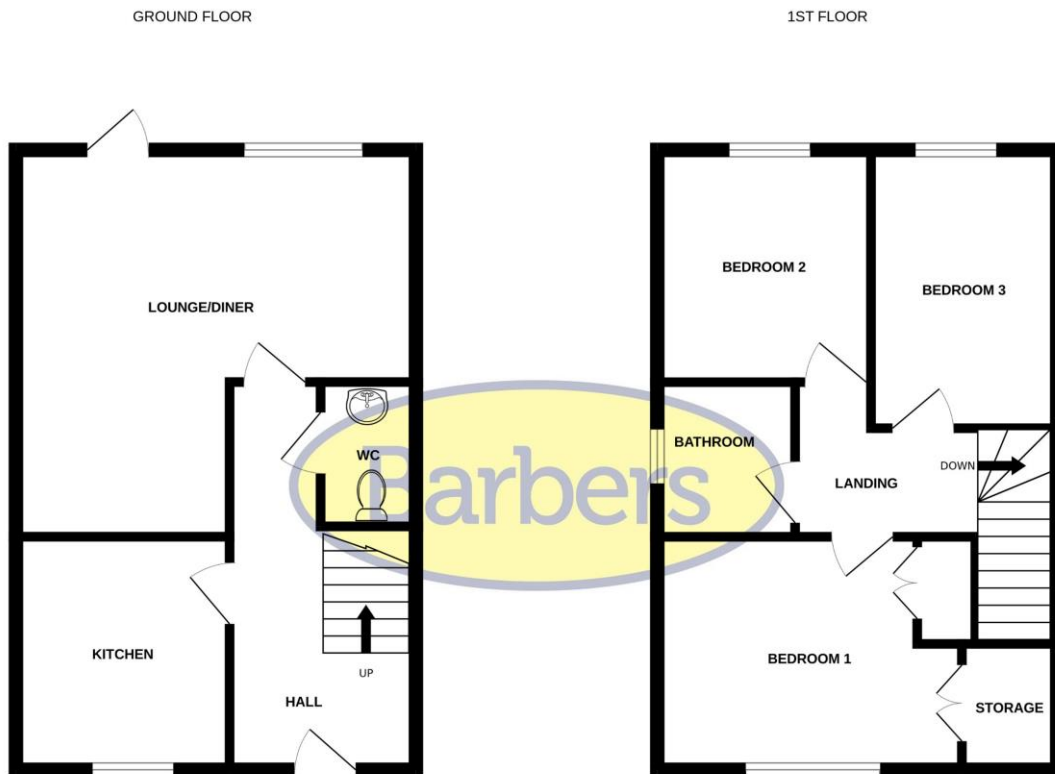
METHOD OF SALE

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.

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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.
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LOUNGE/DINING ROOM

15' 9" x 15' 8" (4.8m x 4.78m) max

KITCHEN

9' 6" x 8' 9" (2.9m x 2.67m)

BEDROOM ONE

13' 0" x 9' 8" (3.96m x 2.95m) excluding storage cupboards

BEDROOM TWO

9' 4" x 8' 7" (2.84m x 2.62m)

BEDROOM THREE

12' 7" x 6' 8" (3.84m x 2.03m)

BATHROOM

6' 1" x 5' 0" (1.85m x 1.52m)

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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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.