



Helping *you* move



11 St Josephs Place, Malpas, SY14 7FL

Offers in the Region of
£325,000

A superb, beautifully presented two bedroom property with two parking spaces and well maintained communal gardens, situated just a short walk from the bustling High Street in Malpas which has an excellent range of amenities.

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Overview

- Superb Two Bedroom Property
- Exclusive development in sought-after Malpas village
- Short walk to local shops, cafes & amenities
- Open-plan kitchen/lounge/diner
- Two allocated parking spaces
- Well-maintained communal gardens
- Additional visitor parking available
- EPC C, Council Tax Band C



Located in the sought-after South Cheshire village of Malpas, this superb two-bedroom property offers stylish, modern living on an exclusive development just a short walk from the vibrant high street. With an excellent range of daily amenities close by and picturesque countryside walks on your doorstep, this is village living at its finest. On the ground floor, the home features a welcoming entrance hall, a convenient cloakroom with WC, and a spacious open-plan kitchen/lounge/diner - ideal for both relaxing and entertaining. The living area boasts a charming log burner, while the contemporary kitchen is fitted with a sleek range of grey units and elegant quartz worktops, combining functionality with modern design. Upstairs, there are two generous double bedrooms, each benefiting from its own en suite, offering comfort and privacy for residents or guests. Outside, the property enjoys two allocated parking spaces to the front, with additional visitor parking available. The well-maintained communal gardens add to the sense of space and community, providing a peaceful outdoor setting. If you're looking to enjoy village life with modern comforts, this exceptional home offers the perfect blend of style, convenience, and location.

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.

MANAGEMENT COMPANY

We are advised that there is a management company set up for maintenance of the common areas and the cost is currently £61.50 per month. This will be confirmed by the solicitors during Pre-Contract enquiries.

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 and water are available. Private drainage via shared septic tank. 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 take the A41 towards Chester. At Grindley Brook take the left turn towards Malpas. Travel through Malpas village along the High Street, continue on and the entrance to St Josephs Place is on the left hand side, as you enter bear right and the property 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

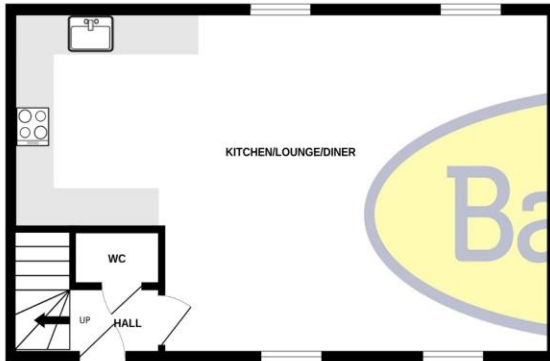
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) 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.

AGENTS NOTE

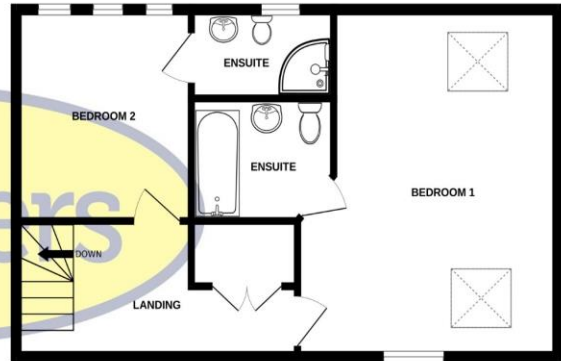
We are advised that there is a restrictive covenant stating that commercial vehicles are not permitted to be parked overnight at the property. This will be confirmed by solicitors during the pre-contract enquiries.

WH38615 27825

GROUND FLOOR



1ST FLOOR



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/KITCHEN/DINING

29' 8" x 17' 6" (9.04m x 5.33m) max

BEDROOM ONE

17' 7" x 14' 8" (5.36m x 4.47m)

EN SUITE

6' 9" x 5' 4" (2.06m x 1.63m)

BEDROOM TWO

10' 7" x 9' 7" (3.23m x 2.92m)

EN SUITE

6' 5" x 4' 5" (1.96m x 1.35m)

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.