



Helping *you* move



12 Barn Croft, Malpas, SY14 8FD

This modern 3-bedroom mid-terrace home, located in a quiet residential estate in Malpas, features a contemporary kitchen, spacious lounge with garden access, three bedrooms, a family bathroom, and dedicated parking. This property can be bought outright or through shared ownership, shares are highlighted within the Key Information document provided.

£225,000
for
100% share

12 Barn Croft, Malpas, SY14 8FD

Overview

- Modern Mid Terrace House
- Shared Ownership
- Three Bedrooms
- Contemporary Kitchen
- Spacious Lounge
- Rear Garden With Patio Area
- Off Road Parking
- NO UPWARD CHAIN
- EPC B
- Council Tax Band B



Located in the charming village of Malpas, this well-presented mid-terrace home offers modern living, perfect for families or first-time buyers seeking comfort and convenience. Available to purchase at either 100% or as a 50% shared ownership option, it provides flexibility to suit a range of budgets. The property can be bought through shared ownership from as little as a 25% share - applications will be subject to the financial assessment set out within the Shared Ownership section of the Capital Funding Guide. Please Note - the financial assessment will be carried out by Metro Finance on behalf of Plus Dane Housing, the assessment will provide eligibility for shared ownership and also the % share deemed affordable to the applicant. There is no obligation to use Metro Finance beyond the initial shared ownership financial assessment. Step inside to find a contemporary kitchen to your left, thoughtfully designed for everyday cooking. A handy downstairs WC adds practicality, while the spacious lounge at the rear of the property provides a warm and welcoming space to relax, with direct access to a private rear garden featuring a patio area, ideal for enjoying the outdoors. There's also useful storage tucked beneath the stairs. Upstairs, three well-proportioned bedrooms offer flexibility for sleeping, working, or hobbies, complemented by a family bathroom with a bath and shower over. Outside, the low-maintenance rear garden is perfect for unwinding, and a dedicated parking space at the front ensures easy access. Set in the heart of Malpas, you'll enjoy a friendly community, scenic walks, and proximity to local shops, schools, and historic landmarks, all wrapped in the beauty of the Cheshire countryside.

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 Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. The lease term is a 125 year shared ownership lease. This property can be bought outright or through shared ownership, shares are highlighted within the Key Information document provided.

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. Gas Central Heating. 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 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road for approximately 400m before turning right into Lynchet Road, continue on before reaching Barncroft where 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 B. The full energy performance certificate (EPC) is available for this property upon request.

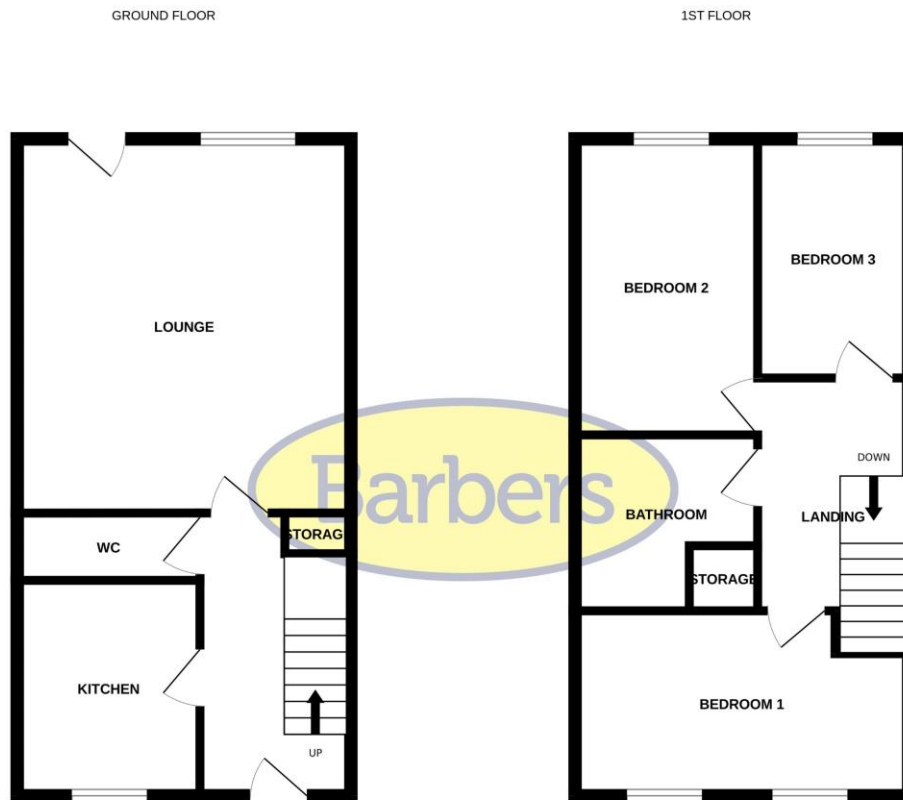
METHOD OF SALE

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.

WH38542 040925 110925



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

KITCHEN

9' 5" x 8' (2.87m x 2.44m)

WC

7' 7" x 3' 3" (2.31m x 0.99m)

LOUNGE

16' 5" x 14' 8" (5m x 4.47m)

BEDROOM ONE

14' 8" x 8' 1" (4.47m x 2.46m)(max)

BEDROOM TWO

14' 2" x 7' 2" (4.32m x 2.18m)

BEDROOM THREE

10' 6" x 7' 4" (3.2m x 2.24m)

BATHROOM

8' x 7' (2.44m x 2.13m)(max)

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.