



Helping *you* move



105 Thompson Drive, Whitchurch, SY13 1JL

Offers in the Region of
£215,000

A well-presented three-bedroom semi-detached house near Whitchurch, Shropshire, featuring a spacious lounge with bay window and fireplace, a modern kitchen/diner with patio doors to a landscaped garden, built-in wardrobes in all bedrooms, a family bathroom, two versatile outbuildings including a utility/shower room, and off-road parking with a small front garden.

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Overview

- Semi Detached House
- Open Plan Kitchen/Diner
- Lounge With Bay Window
- Three Bedrooms With Built In Storage
- Family Bathroom
- Two Outbuildings
- Front and Rear Garden
- Off Road Parking
- EPC C
- Council Tax Band A



This charming three-bedroom semi detached house is located within walking distance of Whitchurch, Shropshire, offering both convenience and comfort in a popular setting. Upon entering the property, you are greeted by a welcoming hallway. To the right, there is a spacious lounge featuring a bay window that allows plenty of natural light to fill the room. A gas fireplace adds a cosy focal point, making it an ideal space for relaxing evenings. At the rear of the house, you will find a modern kitchen and dining area. This well-designed space includes ample storage and sleek finishes, with patio doors that open directly onto the garden, creating a seamless indoor-outdoor flow. Upstairs, the property offers three bedrooms, all of which include built-in wardrobes for practical storage. The family bathroom is equipped with a bath and an overhead shower, providing functionality for everyday living. Additional storage is available beneath the stairs. Outside, the garden is beautifully landscaped and includes a patio area, perfect for entertaining or enjoying quiet moments outdoors. There are two outbuildings: one serves as a shower room and utility area with space for a washer and dryer, while the other is a versatile room that could be used as a hobby space, studio, or home office. To the front of the property, there is off-road parking and a small garden that adds to the home's curb appeal.

Location:

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre which also stands next to a brand new retirement development for over 55s looking to embrace retirement in the area. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



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.

LOCAL AUTHORITY

Council Tax Band A. 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 Whitchurch High Street proceed to the mini roundabout by the Church and turn left, continue to the next mini roundabout and turn right into Sherrymill Hill which leads into Smallbrook Road, turn left into Thompson Drive and the property can be found shortly after 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.

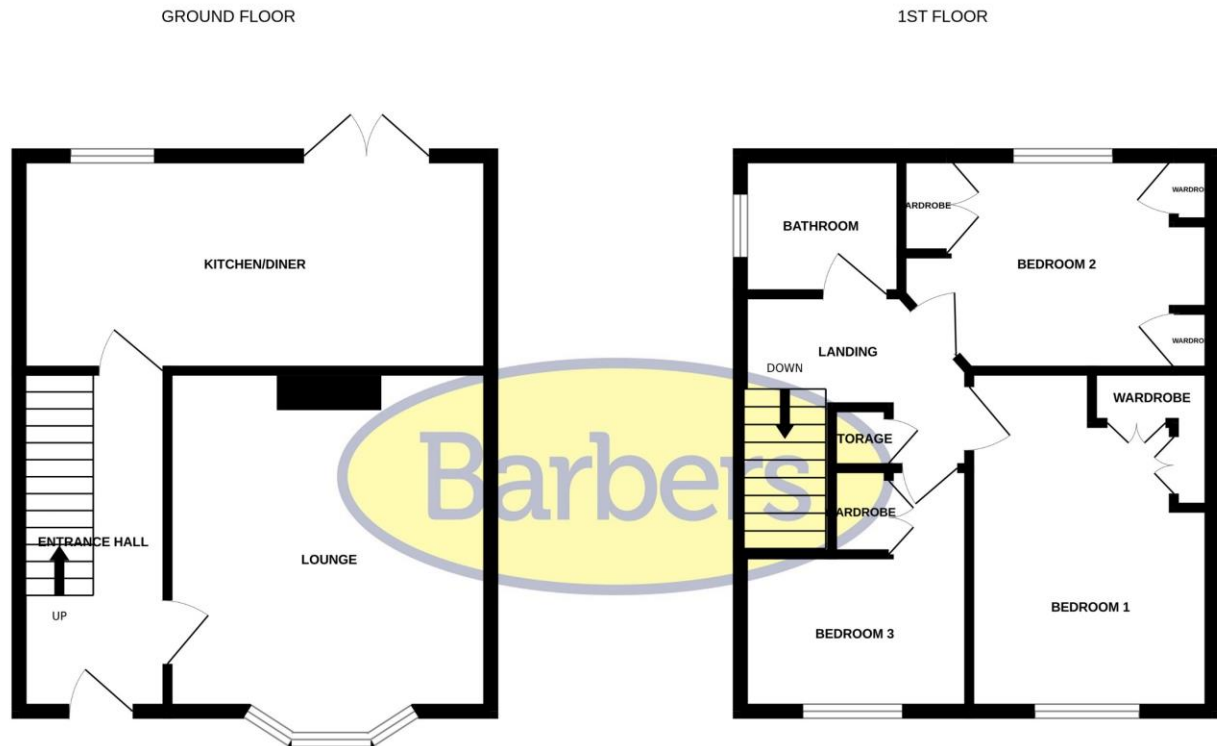
METHOD OF SALE

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.

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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

13' 5" x 12' 9" (4.09m x 3.89m)

KITCHEN/DINER

18' 7" x 8' 5" (5.66m x 2.57m)

BEDROOM ONE

12' 3" x 9' 7" (3.73m x 2.92m)

BEDROOM TWO

13' 2" x 8' 5" (4.01m x 2.57m)

BEDROOM THREE

9' 7" x 8' 8" (2.92m x 2.64m)(max)

BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

OUTBUILDING

11' 3" x 7' 4" (3.43m x 2.24m)

OUTBUILDING-UTILITY/SHOWER ROOM

8' 3" x 5' 7" (2.51m x 1.7m)

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.