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## 2 Terrick Mews, Whitchurch, SY13 4JZ

Offers in the Region of  
**£165,000**

This two-bedroom mid-terrace home in Whitchurch, Shropshire features an open-plan lounge and dining area with patio doors to the rear patio, a separate kitchen with potential for modernisation, two bedrooms including a master with fitted wardrobes and golf course views, a family bathroom, easy-to-maintain outdoor spaces, a communal front garden, and the convenience of two dedicated parking spaces beside Hill Valley Golf Course.

# 2 Terrick Mews, Whitchurch, SY13 4JZ

## Overview

- Mid Terrace Two Bedroom House
- Peaceful setting next to Hill Valley Golf Course
- Near to the Town Centre
- Functional Kitchen With Understairs Cupboard
- Open Plan Lounge/Dining Room
- Master Bedroom With Fitted Wardrobes
- Family Bathroom
- Two Allocated Parking Spaces
- Private Rear Patio Area, Well Maintained Communal Garden
- EPC C, Council Tax Band B



This charming mid-terrace home is set in a lovely position beside Hill Valley Golf Course, offering both comfort and potential. When you enter the property, you are welcomed by an open-plan lounge and dining area to the right. This bright room features patio doors that open directly onto the rear patio, creating a seamless indoor-outdoor living space. The separate kitchen is functional, with excellent potential for modernisation. There is also a useful understairs storage cupboard. Upstairs, the property offers two bedrooms. The master bedroom includes fitted wardrobes and enjoys delightful views across the golf course. The second bedroom benefits from a built-in storage cupboard. A family bathroom completes the first floor, fitted with a bath and shower over. Outside, the rear patio provides an easy-to-maintain outdoor area, perfect for relaxing or entertaining. To the front of the property, there is a beautifully kept communal garden that enhances the setting. The home also comes with the added convenience of two dedicated parking spaces. Located in Whitchurch, the property enjoys a peaceful position next to the golf course while remaining close to local amenities, schools, and transport links.

## 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. 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 B. 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/>

#### VIEWINGS

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

#### DIRECTIONS

Turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury. Take your third turning left into Terrick Road and Terrick Hall can be found after a short distance on your right hand side, follow the driveway round and Terrick Mews can be found directly in front of you.

#### 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.

#### 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.

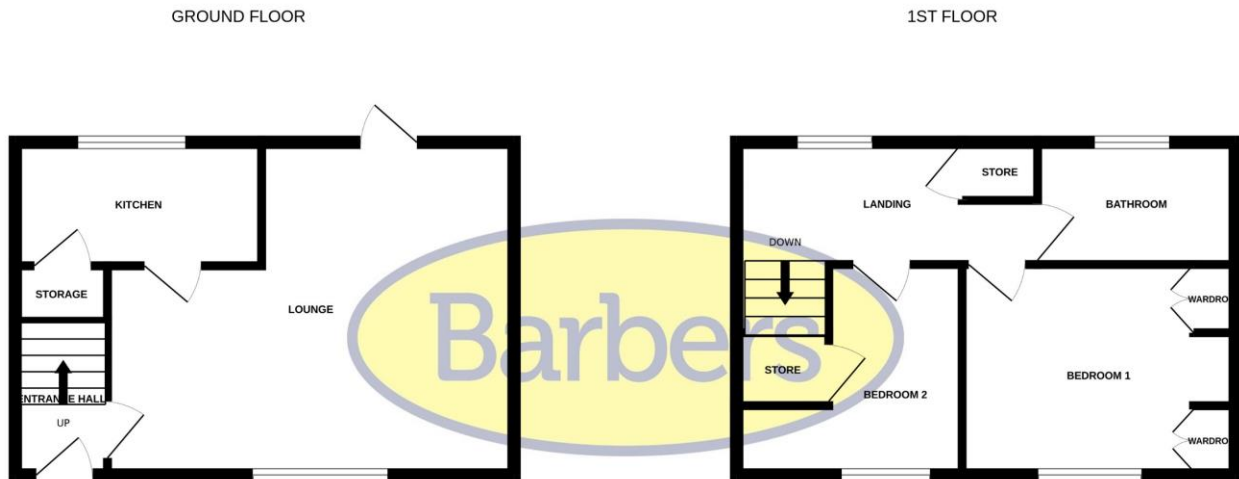
#### AGENTS NOTE

Please note there is a right of way across the front of 2 Terrick Mews for the neighbours to access their properties. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

#### AGENTS NOTE

Please note that a member of staff at Barbers has a family connection with the sale.





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

18' x 14' 8" (5.49m x 4.47m)(max)

#### KITCHEN

9' 7" x 7' 2" (2.92m x 2.18m)

#### BEDROOM ONE

12' 2" x 8' 9" (3.71m x 2.67m)

#### BEDROOM TWO

12' 4" x 5' 7" (3.76m x 1.7m)(max)

#### BATHROOM

8' 9" x 5' 5" (2.67m x 1.65m)

## 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](mailto: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 but, please contact us before viewing the property.