



Helping *you* move



6 Beech Avenue, Whitchurch, SY13 1UE

Offers in the Region of
£315,000

NO UPWARD CHAIN. A great size three bedroom detached bungalow with driveway, single garage and generous garden, situated with walking distance of the town centre in a popular residential area of Whitchurch.

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Overview

- Spacious Detached Bungalow
- Three Bedrooms
- Driveway and Single Garage
- Popular Residential Location
- No Upward Chain
- Great Size Garden
- Generous Lounge/Dining Room
- Kitchen, Bathroom
- Fantastic Potential
- EPC E
- Council Tax Band C



This three-bedroom detached bungalow offers an excellent opportunity for buyers seeking a home with great potential in a popular residential location within the market town of Whitchurch, which benefits from an excellent range of amenities including shops, cafés, schools, and leisure facilities. Requiring some modernisation, the property is ideal for those looking to put their own stamp on a well-proportioned home.

The internal accommodation is entered via a welcoming entrance hall, which gives access to all principal rooms. The spacious lounge/dining room is a particular feature of the home, offering generous living and dining space and enjoying doors opening directly onto the rear garden, allowing for plenty of natural light and an easy flow between indoor and outdoor living. The kitchen offers scope for updating and personalisation, with potential to create a modern, functional cooking space. There are three well-proportioned bedrooms, all of which benefit from built-in wardrobes, providing excellent storage. The accommodation is completed by a bathroom, which again offers further potential for modernisation. Externally, the property occupies a generous plot and is approached via a driveway providing off-road parking, leading to a single garage. The rear garden is of a good size, mainly laid to lawn with well-stocked borders, creating a pleasant outdoor space ideal for relaxation, gardening or entertaining.

The property is conveniently located within walking distance of Whitchurch town centre, allowing easy access to the town's wide range of amenities, while also enjoying a peaceful residential setting.

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 C. 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

Beech Avenue can be approached off Alkington Road turning left into Saddlers Court, which then leads into Beech Avenue, alternatively the property can be approached via Queensway.

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

METHOD OF SALE

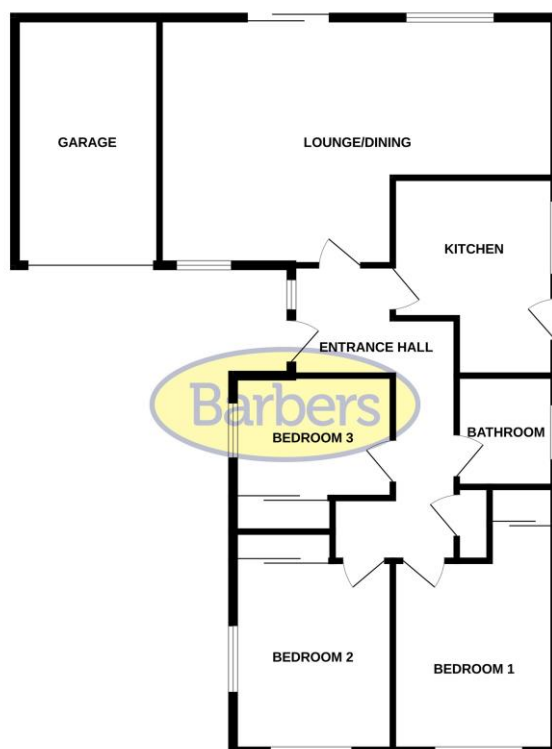
For Sale by Private Treaty.

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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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

24' 1" x 15' 1" (7.34m x 4.6m) max

KITCHEN

12' 1" x 9' 9" (3.68m x 2.97m)

BEDROOM ONE

13' 9" x 10' 1" (4.19m x 3.07m) excluding wardrobe

BEDROOM TWO

11' 5" x 9' 8" (3.48m x 2.95m) excluding wardrobe

BEDROOM THREE

9' 8" x 8' 0" (2.95m x 2.44m) excluding wardrobe

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

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.