

# Barbers

Helping *you* move



**31 Mossfield Way, Whitchurch, SY13 3BP**

Offers in the Region of

**£289,950**

An immaculately presented three bedroom detached home with driveway parking and south facing garden, situated on a fabulous new development on the fringe of Whitchurch. **VIEWING HIGHLY RECOMMENDED.**

# 31 Mossfield Way, Whitchurch, SY13 3BP

## Overview

- Superb Detached House
- Three Bedrooms
- Immaculately Presented
- South Facing Walled Rear Garden
- Lounge
- Kitchen/Breakfast Room
- Master En Suite
- Family Bathroom
- EV Charging, Solar Panels
- Viewing Highly Recommended
- Council Tax Band C
- EPC B



This immaculately presented three-bedroom detached home is situated on a popular new development and was built within the last year by the renowned Barratt Homes. Occupying a desirable corner plot, the property benefits from driveway parking, an electric vehicle charging point, and eco-friendly solar panels, making it both practical and energy efficient. The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge, alongside a contemporary kitchen/diner fitted with a range of integrated appliances-perfect for modern family living and entertaining. A convenient ground floor WC completes the downstairs accommodation. Upstairs, the property offers three bedrooms incorporating two doubles and a single. The master bedroom enjoys the added benefit of a private en-suite, while a stylish family bathroom serves the remaining two bedrooms. To the rear, the home boasts a south-facing, brick-walled garden, mainly laid to lawn with a patio area, providing an ideal outdoor space for relaxation and alfresco dining.

### 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.

**MANAGEMENT COMPANY**

We are advised that is a management company and the cost for this will be approximately £130 per annum once the development is complete.

**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](mailto:whitchurch@barbers-online.co.uk)

**DIRECTIONS**

If heading out of Whitchurch town travel over the mini roundabout by Dodington in the direction of Shrewsbury/ Newport, continue on then turn right directly after Whitchurch cricket club, continue on then turn right into Mossfield Way where the property can be found after a short distance on the left 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.

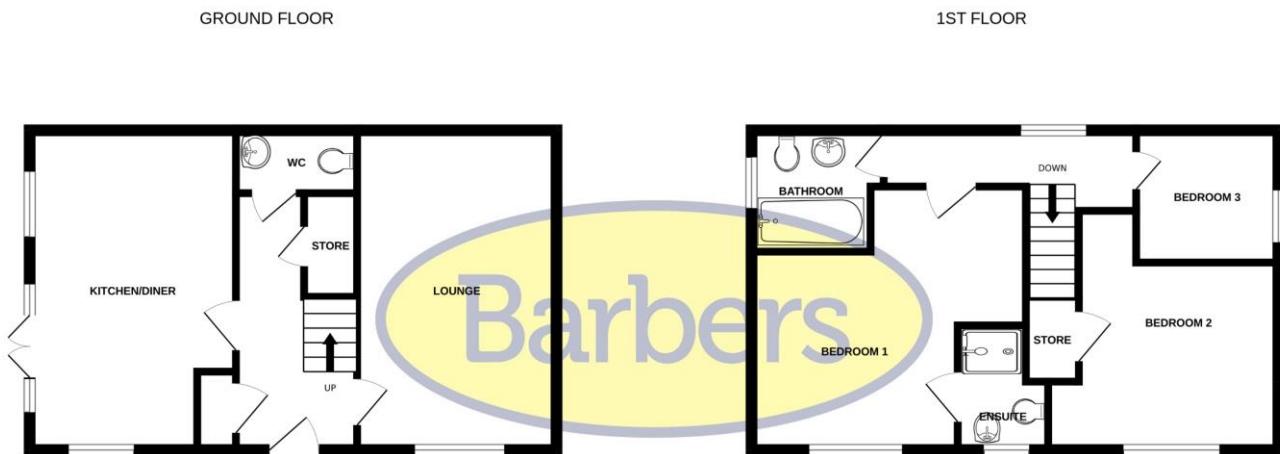
**METHOD OF SALE**

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.

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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 guidance purposes only and should be used as such by any prospective purchaser. The service, 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

16' 2" x 10' 2" (4.93m x 3.1m)

#### KITCHEN/DINER

16' 1" x 10' 9" (4.9m x 3.28m)

#### MASTER BEDROOM

13' 9" x 12' 8" (4.19m x 3.86m) max

#### EN SUITE

6' 6" x 4' 7" (1.98m x 1.4m) max

#### BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m)

#### BEDROOM THREE

7' 3" x 6' 8" (2.21m x 2.03m)

#### FAMILY BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m)

## 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)

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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.