



Helping *you* move



93 Wrexham Road, Whitchurch, SY13 1HX

Offers in the Region of
£230,000

A well presented three bedroom semi-detached house with spacious driveway and good size rear garden, conveniently situated within walking distance of the town centre, local schools and Jubilee Park.

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Overview

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Well Equipped Kitchen
- Utility, WC
- Family Shower Room
- Driveway Parking
- Good Size Rear Garden
- Within Walking Distance of Town Centre and Local Schools
- EPC D
- Council Tax Band B



BRIEF DESCRIPTION

This immaculate three bedroom semi-detached house is located in the market town of Whitchurch. The property offers two reception rooms, the kitchen and hallway feature timeless quarry tiles. Additional conveniences include a practical utility room, cloakroom and family shower room for added functionality. Outside, the property is approached over a generous driveway providing ample parking, enclosed rear garden, mainly laid to lawn and a great sized patio.

Situated just a five minute walk from one of the town's park and twenty minute walk to the train station which ensures easy commuting and connectivity to larger towns and cities.

Location

Situated in the historic North Shropshire market town of Whitchurch, 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. 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 approximately 16 to 22 miles.



Your Local Property Experts

01948 667272



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 water, drainage, gas and electricity 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.

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 the town centre travel into Mill Street / Highgate Corner and then turn onto Wrexham Road. Continue along Wrexham Road, turn right into Thompson Drive and then take the immediate right turn 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

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

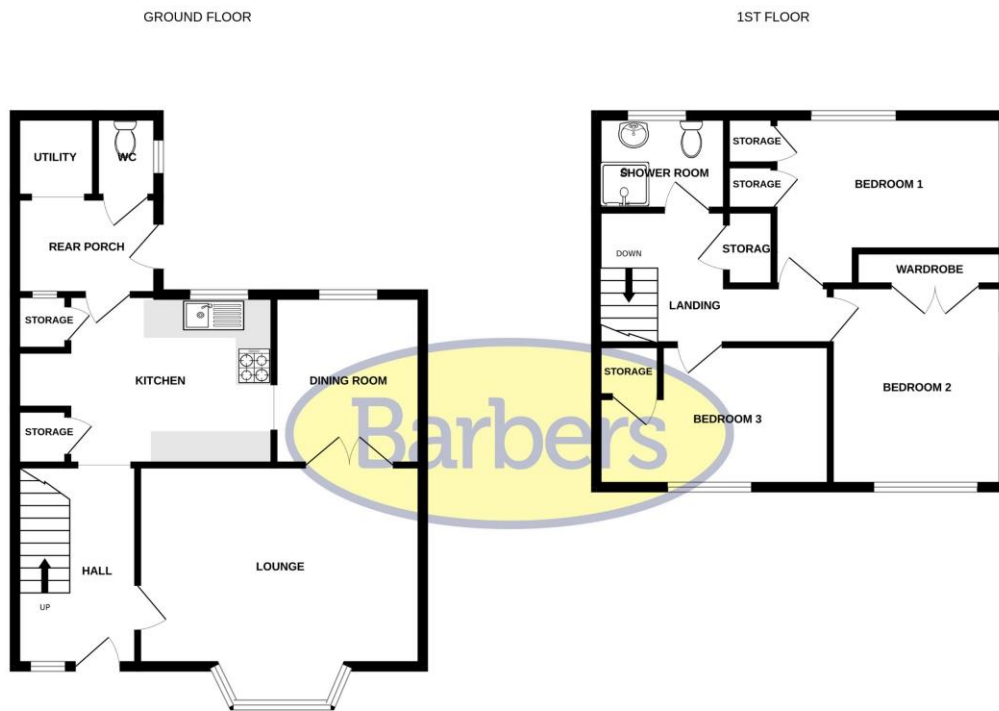
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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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

16' 2" x 11' 3" (4.93m x 3.43m)

DINING ROOM

9' 8" x 8' 4" (2.95m x 2.54m)

KITCHEN

10' 4" x 9' 8" (3.15m x 2.95m)

BEDROOM ONE

13' 2" x 8' 7" (4.01m x 2.62m)

BEDROOM TWO

10' 5" x 9' 5" (3.18m x 2.87m)

BEDROOM THREE

13' 5" x 7' 4" (4.09m x 2.24m)

SHOWER ROOM

7' 3" x 5' 4" (2.21m x 1.63m)

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.