



**BOWEN**

PROPERTY SINCE 1862

Offers in Excess of £125,000

13 Moss Cottages, Whixall, Whitchurch, SY13 2PE

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🏠 3 Bedrooms

🚿 1 Bathroom

## 13 Moss Cottages, Whixall, Whitchurch, SY13 2PE



### General Remarks

For sale by Informal Tender Friday 11th April 2025 by 12.00pm A rare opportunity to purchase a semi-detached house occupying a pleasant rural location on the outskirts of Whixall standing on an appealing plot with ample parking. The property offers great opportunity for improvement and modernisation.

### Accommodation

Bowen are pleased to offer this 3 bedroom semi-detached house for sale. The property offers great potential for improvement and modernisation in line with prospective purchaser's requirements.

**Location:** The property enjoys a pleasant rural location situated on the outskirts of the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. The property is within easy access to the A495, A49 & A41 and the neighbouring towns of Ellesmere, Wem, Whitchurch provide a range of amenities and schools with train stations in Wem, Whitchurch & Shrewsbury.

**Accommodation:** Partly glazed door leading into:

**Living Room:** 16' 4" x 10' 6" (4.97m x 3.19m) Open fireplace with tile surround and mantel. uPVC window. Walk in understairs storage.

**Kitchen:** 10' 4" x 10' 0" (3.14m x 3.04m) Matching base and wall units with worktop surface. Sink unit and drainer with cupboards below.

**Pantry:** 5' 8" x 4' 3" (1.73m x 1.29m)

**Stairs to first floor landing area:**

**Bedroom One:** 10' 6" x 8' 3" (3.2m x 2.52m) Wooden flooring.

**Bedroom Two:** 9' 11" x 6' 8" (3.03m x 2.04m) Wooden flooring.



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Your home may be repossessed if you do not keep up repayments on your mortgage

**Bedroom Three:** 7' 6" x 7' 6" (2.28m x 2.28m)

Wooden floor.

**Bathroom:** 9' 5" x 6' 9" (2.87m x 2.05m) Partly tiled walls, Bath, low level flush wc, pedestal wash hand basin with tile splash back. Airing cupboard housing the hot water cylinder.

**Outside:** Gardens to the front, side and rear, ample space for parking. Brick outbuilding and concrete area. Views to open countryside.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

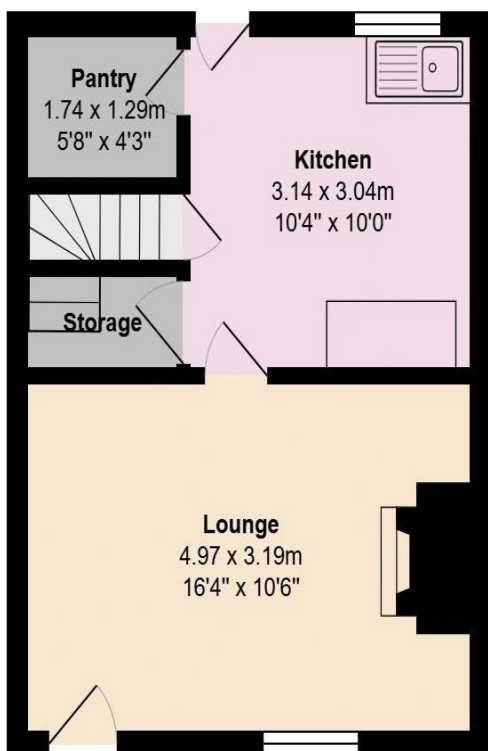
**Services:** We understand mains electricity, water and drainage are connected.

**EPC Rating 10|G Council Tax Band 'B':**

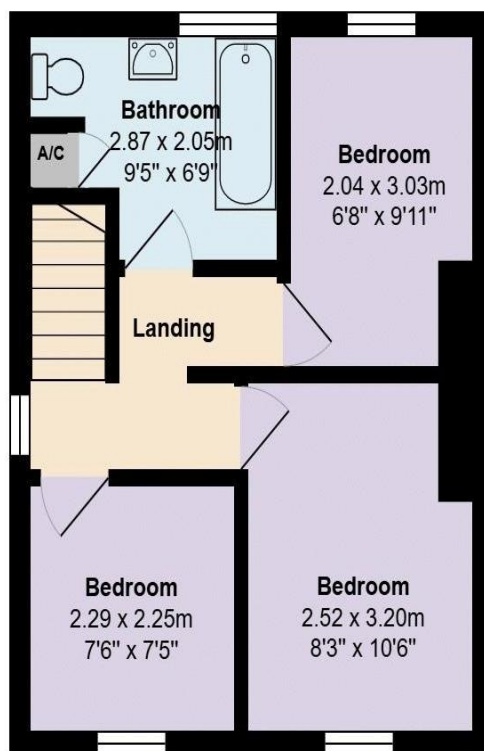
**Viewing and Further Information:** Please contact the sole selling agent's Ellesmere office on (01691) 622534.

**Directions:** From Ellesmere proceed along the A495 sign posted Whitchurch continue through the village of Welshampton and after passing Bronington Nurseries on the right handside after approximately 2.5 miles turn right sign posted Fenns Bank/Whixall. Continue straight ahead passing over the canal bridge, after a short distance turn right sign posted 'Manor House' continue to the end of the lane where after a short distance no:13 will be identified on the left handside by the agents for sale board.

What3Words:///guards.cocoons.doorm



**Ground Floor**



**First Floor**

Total Area: 63.5 m<sup>2</sup> ... 684 ft<sup>2</sup>



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