



FOR SALE

Offers in the region of £220,000

Villa Kontich Tybroughton, Whitchurch, Shropshire, SY13 3BA

This charming detached property is located in Tybroughton and offers wonderful open countryside views to the rear. The property will require a programme of structural and modernisation works. It is being sold with NO CHAIN and open to CASH BUYERS ONLY. The property comprises hall, 2 reception rooms both with bay windows, kitchen with pantry, garden room, utility, 2 bedrooms, dressing room and a bathroom. There are high ceilings throughout, gardens to the front, side and rear, and parking for 3 or 4 cars.



Whitchurch 5 miles, Wrexham 12 miles, Chester 20 miles and Shrewsbury 25 miles. All distances are approximate.



- Charming Detached Country Bungalow
- Idyllic Rural Location
- Cash Buyers Only Please
- Requires a Program of Renovation
- Attractive Gardens
- Ample Parking

Location

Tybroughton is a rural hamlet just under 5 miles from Whitchurch. Due to the quiet nature of the roads and lanes it is ideal for hacking, walking and cycling.

The village of Malpas is 4 miles away where there are local services and the main Wrexham road is about 1.5 miles from the property. The nearest junior school is Borderbrook School in Talwrn Green 2 miles as well as an excellent junior school in Bronington 3 miles and other junior schools in Whitchurch, Hanmer, Malpas and Penley. Further afield are both private and comprehensive schools including Ellesmere College, Queen & Kings in Chester. The secondary school for the area is The Maelor School in Penley. There are also choices of Bishop Heber School in Malpas and Sir John Talbot's School in Whitchurch.

Tushingham Equestrian Arena is only a short distance away offering dressage and show jumping events for all levels.

Whitchurch offers excellent local shopping, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Wrexham, Chester and Shrewsbury. Whitchurch also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Brief Description

Halls are delighted with the instructions to offer Villa Kontich at Tybroughton for sale by private treaty.

This charming detached single storey cottage is being sold with NO CHAIN. The property will require a full programme of structural and modernisation. The property has been in the same family for over 75 years and backs on to wonderful open countryside with views towards the Welsh Hills in the distance.

The property comprises a spacious L shaped entrance hall, living room with bay window, dining room with bay window, kitchen with a pantry, garden room with great views and a utility. There are two bedrooms, dressing room and a bathroom and the property has oil fired heating and double glazed windows.

Outside

The property is accessed off the lane through a set of wrought iron gates to a large drive suitable for parking of 3 or 4 cars. There are gardens to the front and side and to the rear where there is a garden shed. Adjacent to the garden room is an area that would make a wonderful patio area overlooking the fields.

The Accommodation Comprises

Entrance Hall
Living Room
Dining Room
Kitchen
Pantry
Garden Room
Utility
Bedroom One
Bedroom Two
Dressing Room
Bathroom



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Directions

From Whitchurch drive out on the Wrexham Road and turn right signposted Tybroughton, Lower Wych & Malpas. After about 250 metres at the fork bear left. Continue along the lane for about 1.5 miles and the property is on the left hand side.

What 3 Words

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Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

WH1621 190525

Council Tax - Wrexham

The property is in Council Tax Band E on the Wrexham Borough Council Register.

Local Authority

Wrexham County Borough, The Guildhall, Wrexham.

Services

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank in the adjacent field.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Anti-Money Laundering (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per

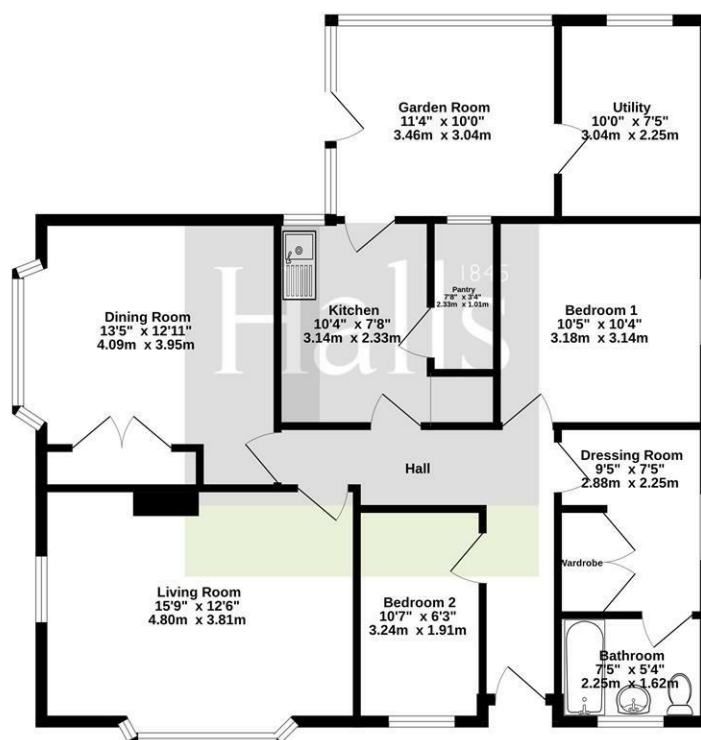
purchaser, which covers the necessary data collection and any



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Ground Floor
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

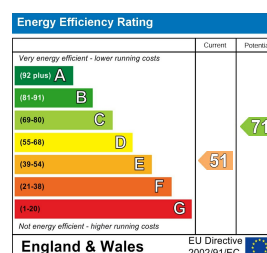
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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