



Helping *you* move



## 12 Blakemere Close, Whitchurch, SY13 1PE

Offered with no upward chain, this one-bedroom mid-terrace house within walking distance of Whitchurch town centre and close to local amenities including shops and services comprises a spacious open-plan lounge/kitchen with access to the rear garden, a ground-floor bathroom in need of updating, a generous double bedroom with built-in storage, a well-maintained good-sized garden with patio seating area, and off-road parking.

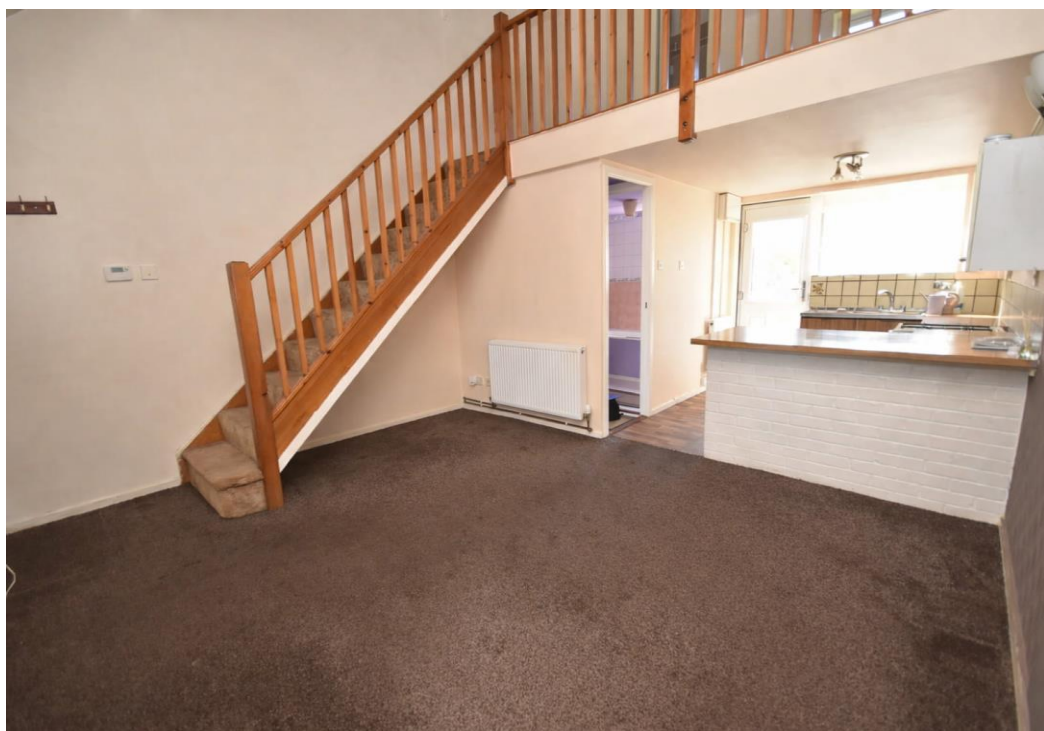
Offers in the Region of

**£110,000**

# 12 Blakemere Close, Whitchurch, SY13 1PE

## Overview

- Mid terrace one bedroom house
- Offered with no upward chain
- Walking distance to the town centre
- Requiring modernisation
- Open plan kitchen/living area
- Downstairs bathroom
- Well maintained garden with a patio area
- Off road parking
- EPC tbc
- Council tax band A



**This one-bedroom mid-terrace house, located within walking distance of Whitchurch town centre and close to a range of local amenities including shops and services, offers an excellent opportunity for buyers looking to update and personalise a home. The property is offered with no upward chain. The property is entered directly into a spacious open-plan lounge/kitchen, providing flexible living accommodation. The kitchen area offers access to the rear garden and leads to a ground-floor bathroom, which is in need of updating. To the first floor is a generous double bedroom benefitting from built-in storage.**

**Externally, the property features a well-maintained, good-sized rear garden with a patio seating area, along with the added benefit of off-road parking. Offered with scope for improvement, this home would be well suited to first-time buyers or investors, and benefits from a convenient and accessible location.**

### 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 which also stands next to a brand new retirement development for over 55s looking to embrace retirement in the area. 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 A. 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/>

#### 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.

#### 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

At the town's traffic lights situated in Bridgewater/ Brownlow Street turn into Talbot Street, thereafter take the left hand turn into Egerton Road, continue right along until you reach Blakemere Close. Take the first right and No. 12 stands on the right. There is a shorter pedestrian route off Brownlow Street by the Smithfield Shopping complex.

#### ENERGY PERFORMANCE

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

#### METHOD OF SALE

For Sale by Private Treaty.

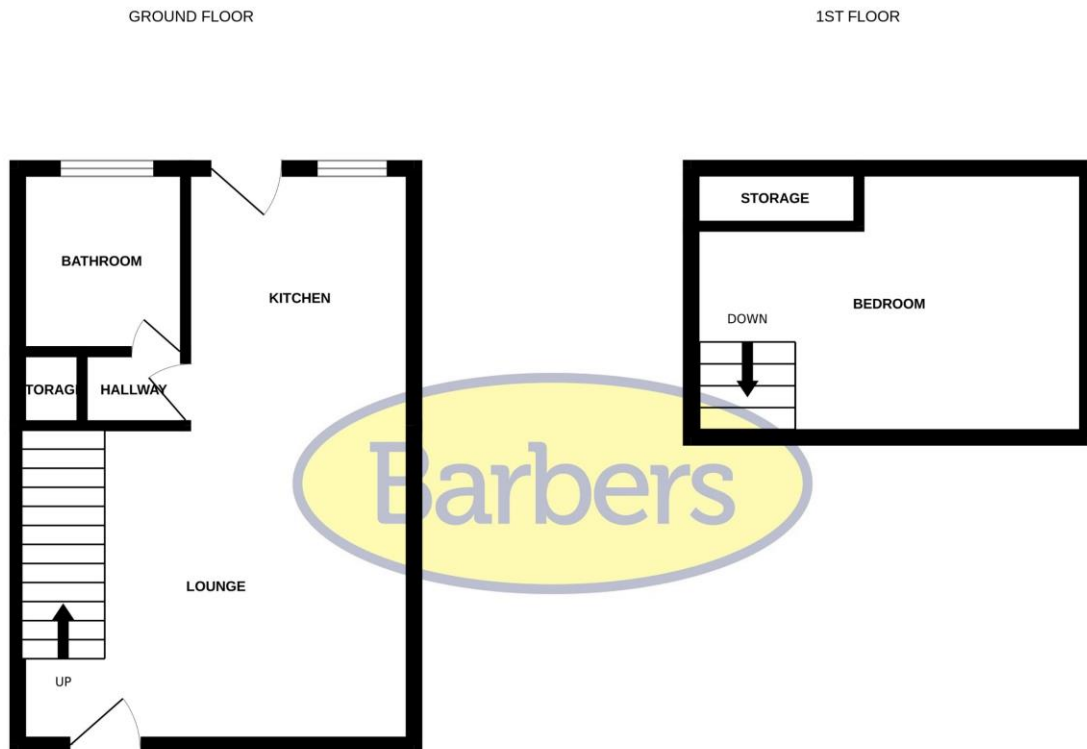
#### AML REGULATIONS

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.

#### AGENTS NOTE

We are advised that there is a right of way across the rear of the neighbouring property to access the rear garden. This will be confirmed by the vendors solicitor during the pre-contract enquiries.





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**  
13' 9" x 12' (4.19m x 3.66m)
- KITCHEN**  
9' 2" x 8' (2.79m x 2.44m)
- BEDROOM**  
14' 1" x 9' 7" (4.29m x 2.92m)
- BATHROOM**  
6' 6" x 5' 7" (1.98m x 1.7m)

## 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)



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.