



Kentmere, 5 Ash Close, Oathills, SY14 8JB

Helping *you* move





Set within easy walking distance of Malpas village centre, this detached three-bedroom bungalow offers a well-balanced single-storey layout with a formal dining room and bay window, a generous lounge with a gas stove and second bay window, a modern and functional kitchen, three bedrooms with built-in storage including a master with wet-room ensuite and conservatory access, along with landscaped gardens, a single garage and off-road parking.

- Spacious detached bungalow
- Three well proportioned bedrooms
- Walking distance to the village centre
- Generous lounge with a gas stove
- Seperate formal dining room
- Master bedroom with an ensuite wetroom
- Well maintained front and rear garden
- Single garage and off road parking
- EPC D
- Council tax band F



Situated just a short walk from Malpas village centre, this detached three-bedroom bungalow provides well-balanced accommodation and a comfortable single-storey layout. To the right of the entrance is a spacious formal dining room with a bay window to the front. There is also a generous lounge featuring a gas stove and a second bay window, creating a warm and inviting living space. The kitchen is functional and modern in style, offering plenty of storage. The property includes three well-proportioned bedrooms, all with built-in storage. The master bedroom is a good size and benefits from a wet-room





ensuite. From here, a conservatory provides an additional seating area and direct access to the garden.

Outside, the rear garden is well landscaped and maintained, providing an attractive and manageable outdoor space. The property also features a landscaped front garden, a single garage and off-road parking.



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LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefit of two schools, restaurants and pubs, and a selection of shops. Whitchurch is around 5 miles away and is a busy historical market town 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. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. 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 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

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.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road before turning left into Hollowood Road and turn immediately right into Ash close. The property is the last on the left hand side.

PROPERTY INFORMATION

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road before turning left into Hollowood Road and turn immediately right into Ash close. The property is the last on the left hand side.

LOCAL AUTHORITY

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

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.

WH39684 180626

LOUNGE

17' 7" x 12' 8" (5.36m x 3.86m)

KITCHEN

16' 7" x 9' (5.05m x 2.74m)

DINING ROOM

13' 6" x 11' 6" (4.11m x 3.51m)

UTILITY ROOM

8' 7" x 6' 4" (2.62m x 1.93m)

CONSERVATORY

11' 7" x 9' 7" (3.53m x 2.92m)

MASTER BEDROOM

13' x 12' 5" (3.96m x 3.78m)

ENSUITE

8' 7" x 6' 4" (2.62m x 1.93m)

BEDROOM TWO

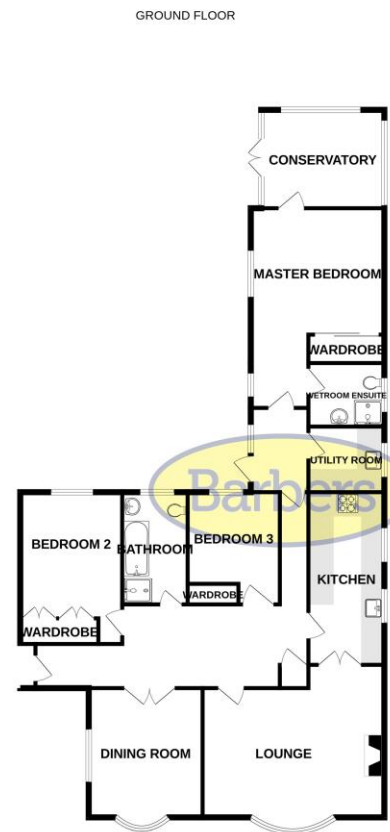
14' 3" x 9' 9" (4.34m x 2.97m)

BEDROOM THREE

10' 5" x 8' 9" (3.18m x 2.67m)

BATHROOM

10' 8" x 6' 8" (3.25m x 2.03m)



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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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 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.



WHITCHURCH
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