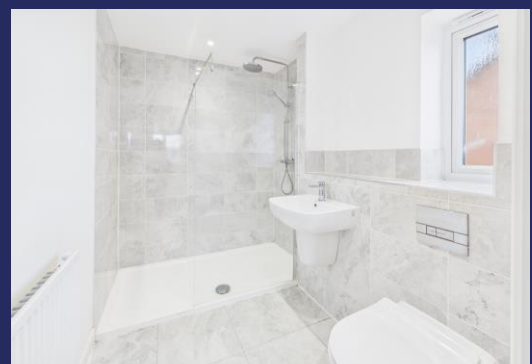




Helping *you* move



9 Withins Close, Malpas, SY14 8FH

Offered with no upward chain, this modern three-bedroom semi-detached home was built by Duchy Homes in 2023 and is situated in the popular village of Malpas, benefiting from a kitchen/diner, en-suite, rear garden and off-road parking.

Asking price of
£335,000

9 Withins Close, Malpas, SY14 8FH

Overview

- Modern three-bedroom semi-detached home
- Offered for sale with no upward chain
- Popular village of Malpas, close to shops and amenities
- Contemporary kitchen/diner with integrated appliances
- Bright lounge with patio doors opening onto the garden
- Separate utility area and a downstairs WC
- Three bedrooms, all with built-in wardrobes
- Master bedroom with an ensuite
- Good-sized rear garden and off-road parking to the front
- EPC C, Council Tax Band C



Situated within the popular village of Malpas, this modern three-bedroom semi-detached home was built in 2023 by Duchy Homes and offers stylish, contemporary living, conveniently located close to local shops and amenities. Offered for sale with no upward chain, the property opens into a modern kitchen/diner fitted with integrated appliances, with a separate utility area providing space for a washing machine. There is also a useful downstairs WC and an understairs storage cupboard. To the rear, the bright and welcoming lounge benefits from patio doors opening directly onto the rear garden, creating an ideal space for relaxing and entertaining.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys the added advantage of a modern en-suite shower room with a large shower, while a contemporary family bathroom serves the remaining bedrooms.

Outside, the rear garden offers a good-sized lawn alongside a patio area, ideal for outdoor dining and seating. To the front, the property benefits from off-road parking. Offering modern accommodation throughout, this attractive home would make an excellent choice for first-time buyers, families or those looking to move into a well-connected village location.

Location:

Malpas is a busy village in South West Cheshire, it enjoys the benefits of primary and secondary 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 the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, water and drainage are available. Gas Central Heating. 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/>



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 Whitchurch, proceed along the A41 towards Chester. At the Horse & Jockey in Grindley Brook, turn left and continue into Malpas. Travel through the village and turn right onto Chester Road. Follow the road before turning left into Waterfield Road. Continue along Waterfield Road and turn left into Withins Close. Follow the road around to the left, and the property can be found 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

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

METHOD OF SALE

For Sale by Private Treaty.

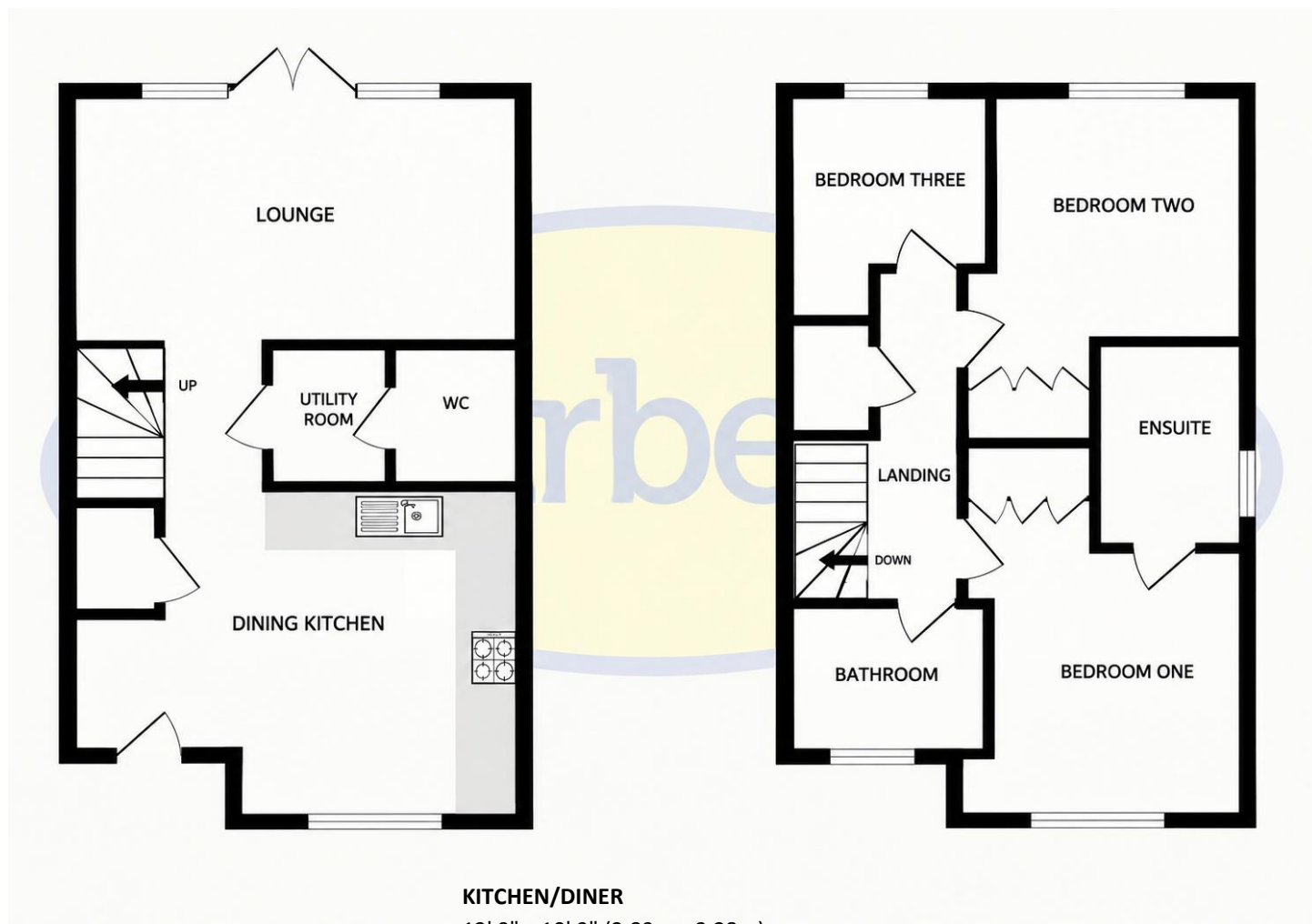
AML REGULATIONS

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.

MANAGEMENT COMPANY

We are advised that there is a management company set up for the maintenance of the communal areas. The vendor has informed us that the last service charge payment made was £387.70 in 2023 and has not received any request for further payment. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

WH41097 141026



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



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.