



## 45 Wrexham Road, Whitchurch, SY13 1HS

Offers in the Region of

**£245,000**

Blending character features with modern comfort, this fully refurbished end-of-terrace home within walking distance of Whitchurch town centre offers a quarry-tiled entrance hall, cosy bay-fronted lounge with open fireplace, spacious dining room with log burner and garden doors, a well-appointed kitchen with utility, three bedrooms and a family bathroom upstairs, and a large rear garden with a versatile garden room currently used as a gym, creating a superb turnkey property.

# 45 Wrexham Road, Whitchurch, SY13 1HS

## Overview

- End Of Terrace Three Bedroom House
- Near To Town Centre
- Fully Refurbished To An Excellent Standard
- Cosy Lounge With An Open Fireplace
- Spacious Dining Room With A Log Burner
- Contemporary Kitchen
- Good Sized Garden
- Multi Purpose Garden Room
- EPC D, Council Tax Band A



A beautifully refurbished end-of-terrace home within easy walking distance of Whitchurch town centre, this charming property is truly ready to move straight into. The front entrance hall features traditional quarry-tile flooring and sets the tone for the character found throughout. To the left is a cosy lounge with a bay window and an open fireplace, creating an inviting space to unwind. Adjacent lies a generous dining room with a useful under-stairs storage cupboard, double doors to the garden, and a striking log burner set within a brick surround. Flowing from the dining room is a well-appointed kitchen with an adjoining utility area and a back door leading directly out to the garden. Upstairs, the property offers three bedrooms and a modern family bathroom. The rear garden is an excellent size and includes a superb outdoor garden room, currently used as a gym, offering great versatility for hobbies, home working, or additional leisure space.

## 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. 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, 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

The property is situated in Wrexham Road and if approaching from the town will be found on the right hand side. A pedestrian route can be taken via the town's Jubilee Park into Park Avenue which leads to Wrexham Road.

#### 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 D. 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.

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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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

#### LOUNGE

12' 6" x 13' 5" (3.81m x 4.09m)(max)

#### BEDROOM THREE

7' 8" x 6' 7" (2.34m x 2.01m)

#### DINING ROOM

16' 1" x 11' 9" (4.9m x 3.58m)(max)

#### BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m)

#### KITCHEN

21' 4" x 7' 1" (6.5m x 2.16m)(max)

#### BEDROOM ONE

11' 4" x 10' 2" (3.45m x 3.1m)

#### BEDROOM TWO

10' 9" x 9' 1" (3.28m x 2.77m)

## 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)

Barbers

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.