



Helping *you* move



42 Egerton Road, Whitchurch, SY13 1PA

Offers in the Region of

£155,000

Ideal for first-time buyers, couples or investors, this well-presented two-bedroom mid-terrace home is conveniently located within walking distance of the town centre and local amenities. The property offers a spacious lounge/diner, two well-proportioned bedrooms and a low-maintenance rear garden.

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Overview

- Two-bedroom mid terrace house
- Within walking distance of the town centre
- Close to local amenities, schools and transport links
- Bright and spacious lounge with a large front-facing window
- Low-maintenance rear garden with patio area
- EPC C
- Council tax band A



Conveniently located two-bedroom mid-terrace property, ideally situated close to local amenities and within walking distance of the town centre.

Upon entering the property, you are welcomed into the hallway, with access to the spacious lounge/diner. The reception room benefits from a large front-facing window, allowing plenty of natural light. There is also useful under-stairs storage. The property also benefits from a well-appointed kitchen, offering a good amount of storage space along with space for both a washing machine and dishwasher, making it a practical and functional area for everyday living. To the first floor are two well-proportioned bedrooms and a family bathroom, comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from a low-maintenance rear garden, featuring a paved courtyard area and a turfed section, providing a pleasant outdoor space with minimal upkeep.

An ideal home for first-time buyers, couples or investors, offering well-proportioned accommodation in a convenient location close to local amenities and the town centre. Amenities and the town centre.

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, 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/>

VIEWING

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

DIRECTIONS

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Talbot Street, then take the second left into Egerton Road, continue along this road and the property can be found on the right-hand side.

PROPERTY INFORMATION

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ENERGY PERFORMANCE

EPC C. 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.

AI IMAGES

Please note that certain images may have been enhanced using AI technology to improve presentation. These are provided for guidance only and may differ slightly from the property's current appearance.

WH40941 061026





Total area: approx. 65.5 sq. metres (704.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using The Mobile Agent.

LOUNGE/DINER

23' 2" x 9' 9" (7.06m x 2.97m)

KITCHEN

11' 4" x 7' (3.45m x 2.13m)

BEDROOM ONE

12' 98" x 11' 63" (6.15m x 4.95m)

BEDROOM TWO

11' 63" x 8' 59" (4.95m x 3.94m)

BATHROOM

8' 06" x 6' 87" (2.59m x 4.04m)

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

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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.