

Barbers

Helping *you* move



11 Black Park Road, Whitchurch, SY13 1PG

A well-presented semi-detached home on the outskirts of Whitchurch, set next to Whitchurch Alport Football Ground, offering a bay-fronted lounge with log burner, a snug with media wall and electric fireplace, a modern kitchen, a versatile conservatory, a ground-floor bathroom, three bedrooms, a garden with decking, patio and lawn, and the benefit of off-road parking.

Offers in the Region of

£235,000

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Overview

- Semi Detached House
- Three Bedrooms
- Cosy Lounge With A Log Burner
- Separate Snug With A Media Wall
- Modern Kitchen With Fitted Appliances
- Conservatory With Patio Doors To The Garden
- Rear Garden With A Patio Area
- Off Road Parking
- EPC D
- Council Tax Band B



Set on the outskirts of Whitchurch next to Whitchurch Alport Football Ground, this well-presented semi-detached home offers a warm and versatile layout ideal for modern living. On entering, you are welcomed into a bright lounge to the right, featuring a charming bay window and a cosy log burner. Beyond this, a snug provides an additional living space, complete with a stylish media wall and an attractive electric fireplace feature. Adjacent sits a modern, well-equipped kitchen with built-in appliances. To the rear, a versatile conservatory with patio doors opens directly onto the garden. Currently used as a home gym, this flexible room can easily serve as a dining area, playroom, or home office. A family bathroom is located on the ground floor, fitted with a bath and shower over. Upstairs are three bedrooms, one of which benefits from built-in storage. Outside, the garden features a lovely decking and patio area ideal for seating, along with a small lawn. The property also benefits from off-road parking.

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 B. 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, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

At the town's traffic lights travel into Talbot Street and continue past the tyre company on the left hand side you will reach Black Park Road and No. 11 will 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 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 effort has been made to ensure the accuracy of the floorplan contained herein, 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 floorplan is a general guide only and has not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE

12' 5" x 11' 4" (3.78m x 3.45m)(max)

KITCHEN

17' 7" x 6' (5.36m x 1.83m)

SNUG

10' x 11' 8" (3.05m x 3.56m)

CONSERVATORY

9' 7" x 8' (2.92m x 2.44m)

DOWNSTAIRS BATHROOM

6' x 5' 9" (1.83m x 1.75m)

BEDROOM ONE

11' 5" x 11' 1" (3.48m x 3.38m)

BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.97m)

BEDROOM THREE

10' x 7' 1" (3.05m x 2.16m)

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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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.