



Helping *you* move



8 Mount Crescent, Whitchurch, SY13 1GW

Offers in the Region of
£295,000

This superb four bedroom modern town house is situated in a fantastic location close to the town centre. Set on a most sought after development, this property has off road parking, single garage and a low maintenance rear garden.

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Overview

- Superb Modern Townhouse
- Four Double Bedrooms
- Sought After Location
- Convenient for Town Centre
- No Upward Chain
- Lounge, Kitchen/Breakfast Room
- En Suite and Family Shower Room
- Sunny Aspect Enclosed Rear Garden
- Driveway and Garage
- EPC C, Council Tax Band E



Set within one of the area's most desirable developments conveniently positioned within easy reach of the town centre and local amenities, this impressive four-bedroom modern townhouse offers spacious, versatile living arranged over three well-designed floors with accommodation extending to approximately 1400 square feet. The property has bespoke shutters to the front and to the ground floor a light and airy entrance hall sets the tone for the home, leading to a convenient cloakroom and a welcoming lounge with French doors opening onto the rear garden. The contemporary kitchen/breakfast room provides an ideal space for everyday dining. The first floor includes two generous bedrooms, along with a stylish family shower room. Two further well-proportioned bedrooms occupy the top floor, including a superb main bedroom with en suite shower room. Both bedrooms enjoy built-in wardrobes, offering excellent storage throughout. Outside, a brick-paved driveway and single garage provide valuable off-road parking and the sunny aspect low-maintenance enclosed rear garden offers a private and practical outdoor space perfect for relaxing or entertaining.

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.

MANAGEMENT COMPANY

We are advised that there is a management company set up for maintenance of the communal areas and the current charge for this is £40 per month. This will be confirmed by the solicitors during Pre-Contract enquiries.

SERVICES

We are advised that mains electricity, 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/>

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



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 our office in High Street continue on to the top of the road then take the 2nd exit on the roundabout, at the next roundabout take the first left into Mount Crescent, continue round and the property can be found after a short distance 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 C. The full energy performance certificate (EPC) is available for this property upon request.

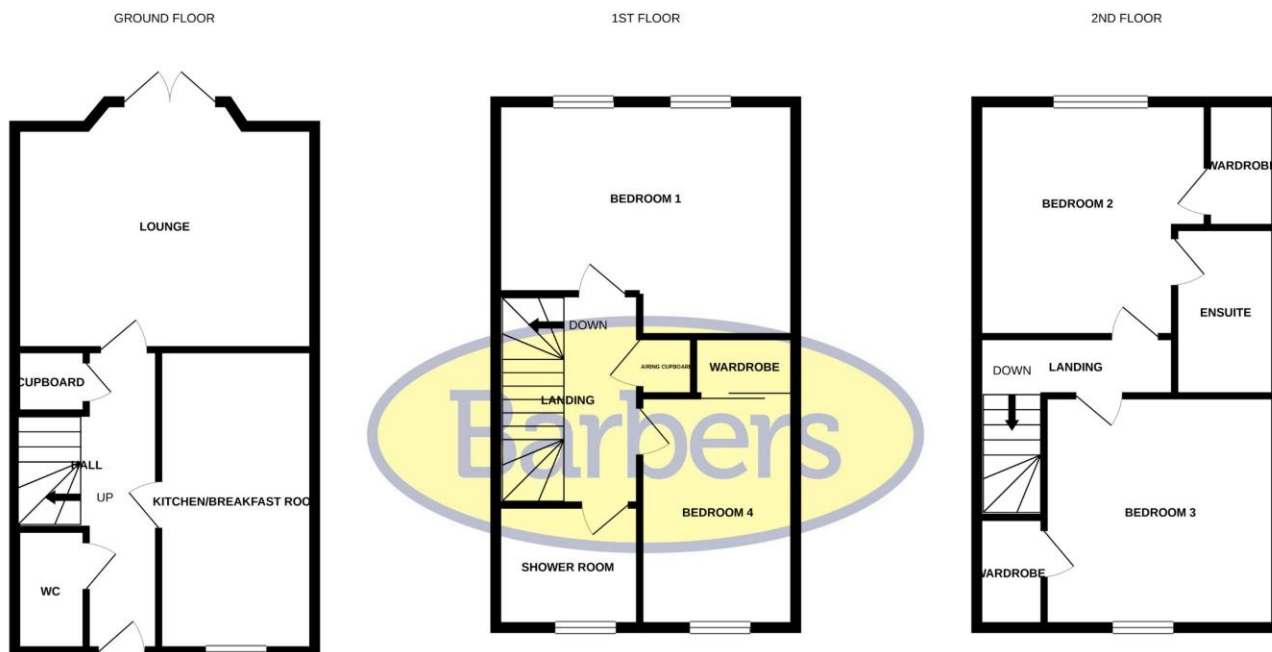
METHOD OF SALE

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.

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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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE

16' 3" x 12' 0" (4.95m x 3.66m)

KITCHEN/BREAKFAST ROOM

16' 5" x 8' 6" (5m x 2.59m)

MASTER BEDROOM

16' 2" x 13' 4" (4.93m x 4.06m)

BEDROOM FOUR

11' 8" x 8' 6" (3.56m x 2.59m)

SHOWER ROOM

6' 9" x 6' 2" (2.06m x 1.88m)

BEDROOM TWO

12' 0" x 11' 6" (3.66m x 3.51m)

BEDROOM THREE

13' 2" x 12' 4" (4.01m x 3.76m)

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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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.