

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £950

1 Church View, St Johns Street, Whitchurch,
SY13 1QT

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

3 Bedroom Semi-Detached House

Enclosed rear garden & parking

Within walking distance of the town distance & amenities

Holding Deposit £219.00 Deposit £1096.00

Council Tax Band 'B' EPC Rating 77/C

This well presented 3 bedroom semi-detached house enjoys a pleasant location set back off St Johns Street and has the benefit of parking and a good sized enclosed rear garden. The house is conveniently situated being within walking distance of the town centre.

Location: St Johns Street is close to Whitchurch town centre which offers a good range of shops, supermarkets with the larger towns of Shrewsbury, Wrexham within easy commuting distance. There is also a railway station with a main rail link to Shrewsbury and Crewe.

Canopy Entrance Porch with Partly Glazed Entrance Door:

Entrance Hall: Wood effect flooring, radiator, 'Towerstat' thermostat control switch.

Cloakroom: Wood effect flooring, low level w.c., wash hand basin with tile splash. Understairs storage.

Living Room: 14' 7" x 11' 0" (4.44m x 3.36m) Wood effect flooring, coving to ceiling, radiator, matching wall lights. TV and telephone points.

Kitchen/Diner: 18' 5" x 10' 3" (5.61m x 3.13m)

Dining Area: Wood effect vinyl flooring, radiator. Double doors opening onto decking area.

Kitchen: Tiled floor. Recently fitted kitchen comprising a range of matching wall cupboards with matching base units with worktop surface above, partly tiled walls,



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

stainless steel sink unit and drainer, spaces for refrigerator/freezer and dishwasher. Spotlights to ceiling.

Utility: 6' 6" x 5' 7" (1.99m x 1.71m) Tile floor. Larder cupboard with matching wall cupboard, worktop surface, partly tiled walls. Space for washing machine. Wall mounted 'Worcester' gas boiler. Half glazed door to outside.

Staircase from entrance hall to first floor and landing area:

Bedroom 1: 13' 8" x 8' 9" (4.17m x 2.67m) Radiator

Bedroom 2: 11' 5" x 10' 8" (3.47m x 3.25m) Radiator

Bedroom 3: 10' 2" x 6' 1" (3.10m x 1.86m) extending to 9'4"(2.85m) radiator

Bathroom: 8' 0" x 7' 5" (2.43m x 2.27m) Vinyl tile effect flooring. Matching suite comprising panel bath with 'Triton' electric shower and folding shower screen above, pedestal wash hand basin, low level w.c., radiator, shaver point, extractor fan and partly tiled walls. Laundry cupboard with slatted shelf.

Outside: The property is approached over a stone drive providing parking with open plan lawned area to the side. A side gate allows access to the rear garden

which is mainly laid to lawn with raised decking area. Timber garden shed.

Holding Deposit £219.00:

Deposit £1096.00:

EPC Rating 77|C Council Tax Band 'B':

Tenure: We are informed that the property is freehold.

Viewing and Further Information: For further information or to arrange a viewing please contact the sole agent's Ellesmere office on (01691) 622534.

Directions: Proceed along London Road (B5395) passing Sainsbury on the right. Take the second turning right into St Johns Street after a short distance no:1 Church View can be found on the left handside identified by the agents to let board.

What3Words: ///opens.remaining.scars:

: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

The photographs are not current, and were taken in July 2023





A property business
steeped in heritage
with a forward
thinking outlook.

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