

# BOWEN

PROPERTY SINCE 1862



Offers in Excess of £125,000

16 Moss Cottages, Whixall, Whitchurch, SY13 2PE

🏠 3 Bedrooms

🚿 1 Bathroom

# 16 Moss Cottages, Whixall, Whitchurch, SY13 2PE

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## General Remarks

For sale by Informal Tender Friday 14th August by 12.00pm. A rare opportunity to purchase a semi-detached house occupying a pleasant rural location on the outskirts of Whixall standing on an appealing plot. The property offers great opportunity for improvement and modernisation.

**Location:** The property enjoys a pleasant rural location situated on the outskirts of the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. The property is within easy access to the A495, A49 & A41 and the neighbouring towns of Ellesmere, Wem, Whitchurch provide a range of amenities and schools with train stations in Wem, Whitchurch & Shrewsbury.

## Accommodation

### Partly Glazed Entrance Door:

**Living Room:** 14' 11" x 13' 9" (4.55m x 4.18m) Marley tile floor, tile fire surround hearth and mantel, under stairs storage cupboard.

**Sitting/Dining Room:** 9' 11" x 8' 11" (3.03m x 2.72m) Wooden flooring, brick fire surround with tile mantel and raised tile hearth. Door leading into

**Kitchen:** 12' 10" x 9' 11" (3.92m x 3.03m) Matching base and wall units with worktop surface, stainless steel sink and drainer, partly tiled walls, Wooden flooring.

**Lean to Extension:** 9' 6" x 10' 3" (2.89m x 3.12m) Breeze block with Perspex roof.

**Stairs to First Floor and Landing Area:** Access to loft.

**Bedroom One:** 10' 6" x 8' 5" (3.20m x 2.56m) Wooden flooring.

**Bedroom Two:** 9' 11" x 6' 9" (3.03m x 2.05m) Wooden flooring.

**Bedroom Three:** 7' 5" x 7' 3" (2.27m x 2.22m) Wooden flooring.

**Bathroom:** Wood panel bath with electric shower over, low level flush wc, pedestal wash hand basin. Airing cupboard housing the hot water cylinder.

**Outside:** No:16 is approached onto a concrete pathway with a small lawned area to the front of the house. To the rear is a large garden mainly laid to lawn with trees, shrubs and a brick built outbuilding with slate roof.

**EPC Rating 39|E Council Tax Band 'B':**

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Services:** We understand mains electricity, water and drainage are connected.

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

**Plans:** All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated

**What3Words:///rated.dried.startles:**

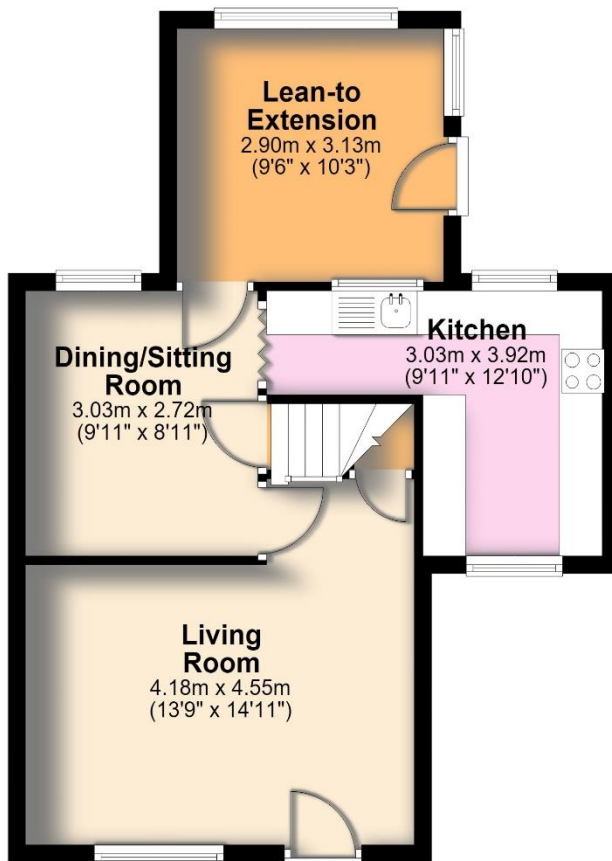
**Directions:** From Ellesmere proceed along the A495 sign posted Whitchurch continue through the village of Welshampton and after passing Bronington Nurseries on the right handside after approximately 2.5 miles turn right sign posted Fenns Bank/Whixall. Continue straight ahead passing over the canal bridge, after a short distance turn right sign posted 'Manor House' continue to the end of the lane where after a short distance no:16 will be identified on the left handside by the agents for sale board.

**Agent Note:** The property will be sold subject to a restrictive covenant that the property is to be used as a single residential dwelling and for other ancillary purposes only.



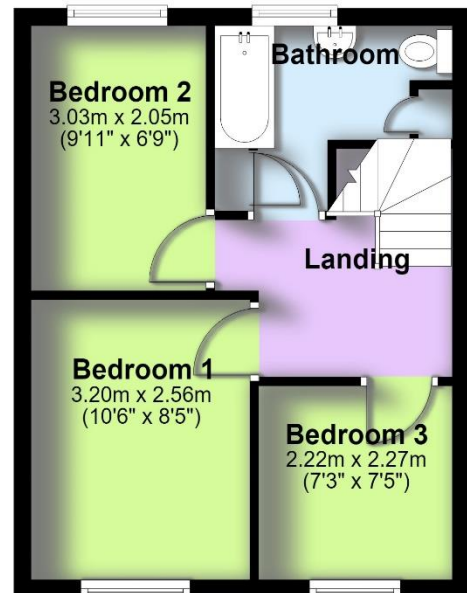
## Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 76.0 sq. metres (817.8 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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.