



Helping *you* move



## 12 Chemistry, Whitchurch, SY13 1DB

Offers in the Region of

**£205,000**

A well-located semi-detached home within walking distance of Whitchurch town centre, offered with no onward chain, featuring a bright bay-fronted lounge, spacious dining room, kitchen with potential for modernisation, three bedrooms, a modern family bathroom, a pleasant rear garden, off-road parking, a detached garage and additional outdoor storage.

# 12 Chemistry, Whitchurch, SY13 1DB

## Overview

- Semi Detached Three Bedroom House
- Offered With No Onward Chain
- Lounge With A Bay Window
- Spacious Dining Room With A Store Cupboard
- Functional Kitchen
- Modern Family Bathroom
- Detached Single Garage
- Lovely Rear Garden and Off Road Parking
- EPC D, Council Tax Band C



A well-located semi-detached home within easy walking distance of Whitchurch town centre, offered for sale with no onward chain. The property is entered via a practical porch that opens into a welcoming hallway. To the left sits a bright and comfortable lounge, featuring a charming bay window that brings in plenty of natural light. Beyond this is a generous dining room with a useful built-in storage cupboard, providing an ideal space for family meals or entertaining. The kitchen leads directly off the dining room and offers a functional layout with potential for modernisation. Upstairs, the property provides three bedrooms alongside a modern family bathroom. Outside, there is a pleasant rear garden, off-road parking, a detached garage, and an additional outdoor storage area, ensuring excellent practicality for day-to-day living. The location is another key advantage, with the Shropshire Union Canal and the lovely country park close by, offering scenic walking routes, green open spaces, and a peaceful setting right on the doorstep. With its convenient position and scope to personalise, this property represents an appealing opportunity for a range of buyers.

## 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 C. 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From the High Street travel into Yardington and continue into Sherrymill Hill and Smallbrook Road, this continues into Chemistry and the property will be found towards the end of the road on the right hand side. Alternatively Chemistry can be approached off the Wrexham Road.

#### 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

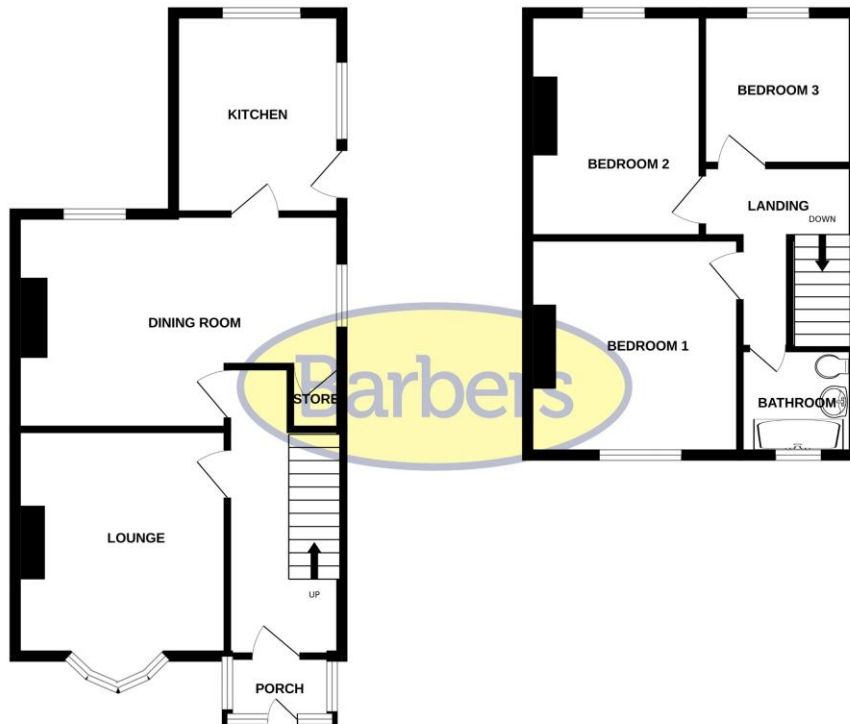
For Sale by Private Treaty.

#### 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.

GROUND FLOOR

1ST FLOOR



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**

13' 6" x 11' 7" (4.11m x 3.53m)(max)

**DINING ROOM**

17' 7" x 11' 4" (5.36m x 3.45m)

**KITCHEN**

10' 3" x 8' 7" (3.12m x 2.62m)

**BEDROOM ONE**

11' 8" x 11' 1" (3.56m x 3.38m)

**BEDROOM TWO**

11' 5" x 9' 4" (3.48m x 2.84m)

**BEDROOM THREE**

8' 5" x 8' 2" (2.57m x 2.49m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.