Barbers

Helping *you* move









5 Black Park Road, Whitchurch, SY13 1PG

Offers in the Region of

£235,000

Beautifully presented three-bedroom semi-detached home featuring a bright bay-fronted living room, spacious lounge diner with French doors, modern fitted kitchen and stylish bathroom. Upstairs offers three bedrooms and a WC, while outside boasts a well-maintained garden with useful storage.

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Overview

- **Beautifully Presented Three-Bedroom Semi-Detached Home**
- **Spacious Lounge Diner with Feature Fireplace**
- **French Doors Opening onto the Rear Garden**
- **Contemporary Fitted Kitchen**
- **Stylish Family Bathroom with Bath and Separate Shower**
- **Well-Maintained Rear Garden with Useful Storage**
- **Off road parking for two cars**
- **EPC D, Council tax band B**
- **Freehold**



This beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation throughout, combining modern finishes with a warm and inviting atmosphere.

Upon entering, a welcoming hallway leads through to a living room, where an impressive bay window allows natural light to flood the space. A generously proportioned lounge diner provides the perfect setting for both relaxing and entertaining, featuring an attractive fireplace and French doors that open directly onto the rear garden. The contemporary kitchen is thoughtfully designed and well-equipped with integrated appliances, while a sleek family bathroom benefits from both a bath and separate shower.

To the first floor, the principal bedroom is wonderfully bright and airy, enhanced by a large front-facing window and the added convenience of fitted wardrobes. Two further bedrooms offer versatile accommodation, complemented by a separate WC.

Externally, the property enjoys a well-maintained rear garden, providing a delightful space for outdoor dining and relaxation. Practical storage units offer additional convenience, while a garage-style door to the rear provides access to the shed.

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.

VIEWING
By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk









DIRECTIONS
At the town's traffic lights turn into Talbot Street and continue into Black Park Road, No 5 will be found on the left-hand side after the entrance to the football ground.

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 TBC. 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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LOUNGE/DINER
21' 3" x 12' 3" (6.48m x 3.73m)

LIVING ROOM
11' x 12' (3.35m x 3.66m)

KITCHEN
5' 9" x 17' 2" (1.75m x 5.23m)

DOWNSTAIRS BATHROOM
9' 76" x 5' 85" (4.67m x 3.68m)

BEDROOM ONE
12' 0" x 8' 65" (3.66m x 4.09m)

BEDROOM TWO
11' 2" x 9' 75" (3.4m x 4.65m)

BEDROOM THREE
9' 7" x 7' 2" (2.92m x 2.18m)

UPSTAIRS WC
3' 5" x 3' 5" (1.04m x 1.04m)

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 but, please contact us before viewing the property.