



Helping *you* move



12 Belton Road, Whitchurch, SY13 1JA

Offers in the Region of
£185,000

A well-located mid-terrace home in Whitchurch, this two-bedroom property features a light bay-fronted lounge, a versatile dining/reception room, a modern kitchen opening to the garden, two upstairs bedrooms, a contemporary bathroom, and a good-sized rear garden, and is offered with no upward chain.

12 Belton Road, Whitchurch, SY13 1JA

Overview

- Two bedroom mid terraced house
- Offered with no upward chain
- Desirable residential location
- Lounge with a bay window
- Spacious dining room
- Modern kitchen with garden access
- Well appointed family bathroom
- Good sized rear garden
- EPC E
- Council tax band B



Located in a pleasant residential area of Whitchurch, this two-bedroom mid-terrace home offers a practical layout and easy access to local amenities. On entering the property, the lounge sits to the left, featuring a bay window that brings in plenty of natural light. Continuing through, there is a spacious dining room which also works well as an additional reception space. To the rear, a modern kitchen is fitted with contemporary units and benefits from patio doors opening directly onto the garden. Upstairs, there are two bedrooms and a modern family bathroom.

Outside, the property enjoys a good-sized rear garden with a patio area. The home is offered with no upward chain.

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.



Your Local Property Experts

01948 667272



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, water and drainage are available. Gas Central Heating. 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



DIRECTIONS

From the town centre travel into Mill Street and turn right onto Wrexham Road. Continue along Wrexham Road and take the left turning into Belton Road, proceed and the property can be found on the right 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 E. 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.

AGENTS NOTE

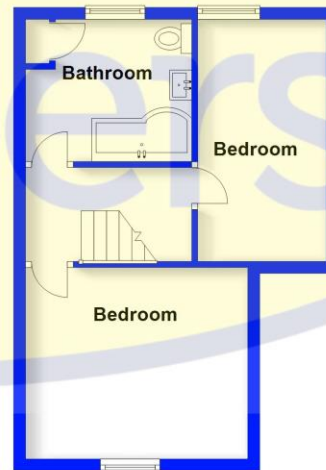
The front pedestrian gate is shared by the neighbouring property and there is also a shared pedestrian passageway which leads to the rear, this will be confirmed by solicitors during pre contract enquiries.

WH40399 300726

Ground Floor
Approx. 40.9 sq. metres (440.0 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

LOUNGE

12' 7" x 9' 6" (3.84m x 2.9m)

DINING ROOM

13' 1" x 10' 9" (3.99m x 3.28m)

KITCHEN

7' 6" x 6' 9" (2.29m x 2.06m)

BEDROOM ONE

12' 4" x 10' 2" (3.76m x 3.1m)

BEDROOM TWO

13' 9" x 6' 8" (4.19m x 2.03m)

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



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.