



BOWEN

PROPERTY SINCE 1862

Offers in Excess of £100,000
For Sale subject to protected tenancy

15 Moss Cottages, Whixall, Whitchurch, SY13 2PE

🏠 3 Bedrooms

🚿 1 Bathroom

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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 with parking. Tenant in Situ.

Subject to Tenancy: The property is not offered for sale with vacant possession. Instead, it is offered for sale subject to subsisting 1977 Rent Act protected tenancy.

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: 16' 4" x 10' 6" (4.99m x 3.20m) Open fireplace on raised tile hearth with brick style surround.

Kitchen: 10' 2" x 10' 1" (3.11m x 3.07m) Matching base and wall units with worktop surface, stainless steel sink and drainer with mixer tap. Spaces for cooker, washing machine and fridge. Vinyl tile effect flooring, partly glazed door to outside.

Utility room: 5' 8" x 4' 4" (1.72m x 1.32m) Marley tile floor.

Staircase to First Floor and Landing Area:

Bedroom One: 10' 6" x 8' 4" (3.20m x 2.53m) Radiator.

Bedroom Two: 10' 1" x 6' 8" (3.07m x 2.03m) Radiator.

Bedroom Three: 7' 7" x 7' 5" (2.30m x 2.25m) Radiator.

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.

Bathroom: 6' 9" x 6' 7" (2.05m x 2.01m) Pedestal wash hand basin, panel bath with tile surround to wall, low level flush wc. Airing Cupboard with slatted shelves.

Outside: Approached onto a concrete drive providing ample parking with a small lawned area to the front of the house and pond. To the rear is a large garden mainly laid to lawn with trees, shrubs and plants. Brick built outbuilding with slate roof.

Workshop: 12' 10" x 9' 3" (3.90m x 2.81m)

Protected tenancy: There is a protected tenancy in place under the 1977 rent act.

Rental Income: Rent income is £354.00 every 4 weeks (£4602) per annum

EPC Rating 2|G Council Tax Band 'B':

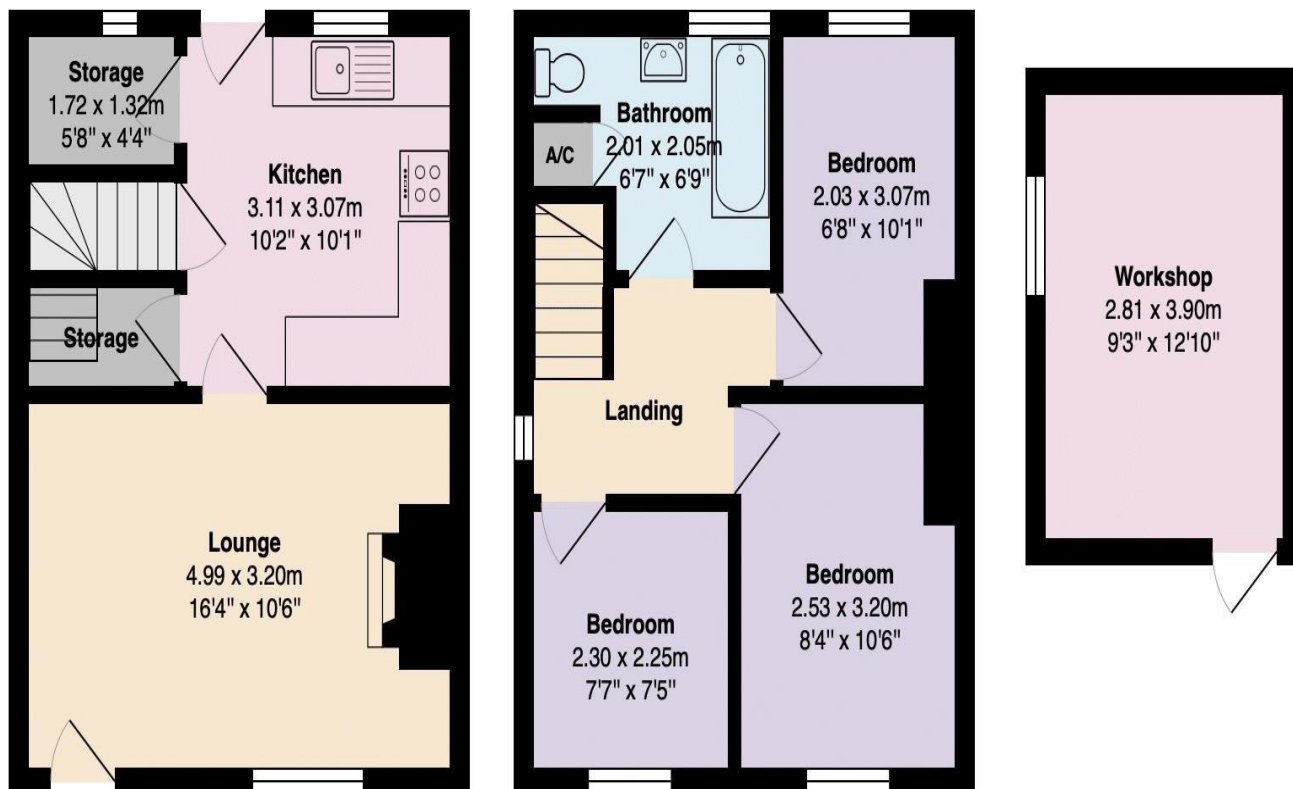
Tenure: We are informed that the property is freehold.

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

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

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:15 will be identified on the left handside by the agents for sale board.

What3Words:///clip.looked.tailwind:



Total Area: 64.2 m² ... 691 ft² (excluding workshop)



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steeped in heritage
with a forward
thinking outlook.

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