



Helping *you* move



16 Newbrook Close, Whitchurch, SY13 1FL 50% Shared Ownership

£135,000

A beautifully maintained modern three-bedroom end-of-terrace property within walking distance of Whitchurch town centre, offered on a 50% shared ownership basis and featuring a bright open-plan kitchen/diner, stylish lounge, master bedroom with en-suite, landscaped garden with insulated garden room and off-road parking for two cars.

16 Newbrook Close, Whitchurch, SY13 1FL

Overview

- Well presented three-bedroom end-terrace
- 50% Shared Ownership
- Walking distance to the town centre
- Bright open-plan kitchen/diner
- Master bedroom with an ensuite
- Stylish Modern Lounge
- Off road parking for two cars
- Attractive landscaped garden
- EPC B, Council tax band B



A fantastic opportunity to purchase a 50% share of this well presented, modern three-bedroom end-of-terrace property, ideally located within walking distance of Whitchurch town centre and local amenities. With a landscaped garden, insulated garden room and parking for two cars, this is a home that offers plenty of space and versatility.

The property opens into a welcoming entrance hall, leading into a lovely lounge with fitted storage cupboards and useful understairs storage. There is also a bright and modern open-plan kitchen/diner, providing a great space for everyday living and entertaining, with patio doors opening directly onto the garden. A downstairs WC completes the ground floor. Upstairs, there are three bedrooms, with the master bedroom benefiting from a modern en-suite shower room, along with a contemporary family bathroom.

Outside, the landscaped garden features a good-sized patio area, ideal for outdoor seating and entertaining. The insulated garden room has power and makes an ideal hobby room, home office or additional space to suit your needs, with an attached garden store. There is also a further garden shed included in the sale. The property also benefits from off-road parking for two cars. Offering modern accommodation, a good-sized garden and the opportunity to purchase a 50% shared ownership share, this property is an excellent option for first-time buyers looking to get onto the property ladder, while being conveniently placed for everything Whitchurch has to offer.

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 Leasehold on a 999 year lease starting on the 27th June 2024 with 997 years remaining. This will be confirmed by the Vendors Solicitor during the Pre-Contract enquiries. Vacant possession upon completion

LOCAL AUTHORITY

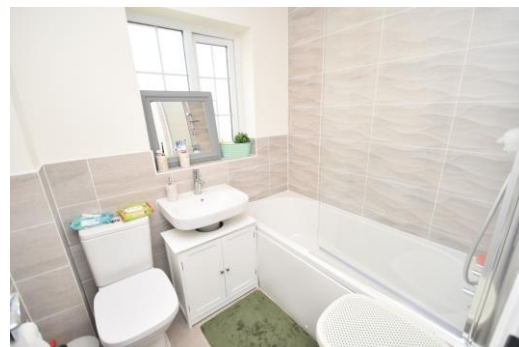
Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

RENT

We are advised that for a 50% owned share the rent would currently be £341.31 pcm, this includes the lease management fee and the building insurance premium. The amount of the rent is reviewed annually.

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

Turn into Claypit Street towards the Community Hospital, also signposted Wirswall and Marbury. Continue along the road and turn into Dugdale Drive, which can be found on the right-hand side shortly after the turning for Blackmore Grove. Follow the road onto Newbrook Close and continue around to the right, where the property can be found in the corner.

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 B. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

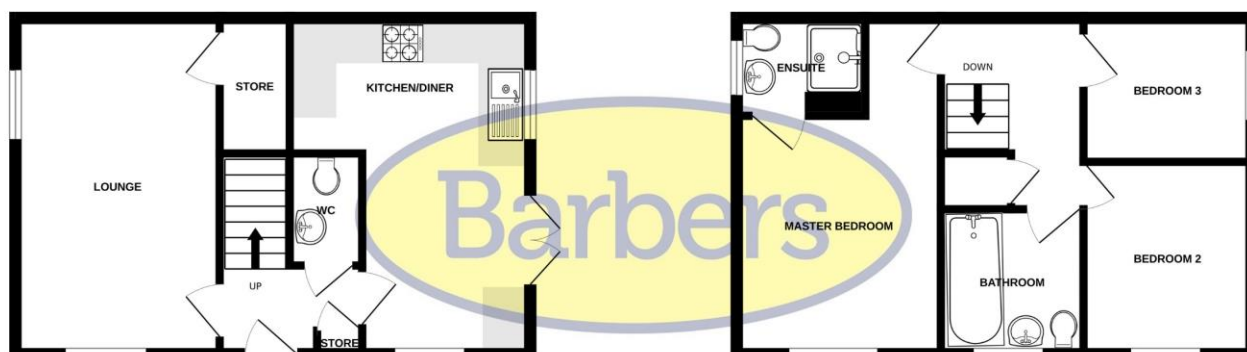
AML REGULATIONS

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.

WH40992 170926

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.
Made with Metropix ©2026

KITCHEN/DINER

16' 1" x 8' 3" (4.9m x 2.51m)

LOUNGE

16' 2" x 9' 4" (4.93m x 2.84m)

MASTER BEDROOM

10' 7" x 9' 7" (3.23m x 2.92m)

ENSUITE

4' 7" x 3' 8" (1.4m x 1.12m)

BEDROOM TWO

8' 9" x 7' 5" (2.67m x 2.26m)

BEDROOM THREE

7' 5" x 6' 9" (2.26m x 2.06m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

GARDEN ROOM

7' 5" x 6' (2.26m x 1.83m)

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

Barbers

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.