



Helping *you* move



22 St. Oswalds Close, Malpas, SY14 8QT

Asking Price of:

£190,000

This two-bedroom semi-detached home in Malpas features a stylish kitchen, spacious rear lounge with sliding doors to a low-maintenance garden, understairs storage, two well-proportioned bedrooms, a bright family bathroom with Velux window, front and rear gardens, and off-road parking.

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Overview

- Semi Detached House
- Two Spacious Bedrooms
- Modern Kitchen
- Large Lounge With Sliding Door To Rear Garden
- Family Bathroom
- Understairs Storage
- Front and Rear Gardens
- Off Road Parking
- EPC D
- Council Tax Band B



Located in the highly desirable area of Malpas, this two-bedroom semi-detached property offers a smart and practical layout, perfect for first-time buyers, small families, or those looking to downsize. Step inside to find a stylish, modern kitchen to your left, thoughtfully designed for both everyday functionality and contemporary appeal. At the rear, a spacious lounge invites relaxation and entertaining, with sliding doors leading to a low-maintenance garden and patio, ideal for enjoying warm summer evenings. Clever understairs storage adds convenience and enhances the home's practicality. Upstairs, two generously sized bedrooms provide comfortable retreats, while the bright family bathroom features a bath with overhead shower and a Velux window that floods the room with natural light. Outside, the property benefits from both front and rear gardens, as well as convenient off-road parking.

Location:

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Carden Park Country Estate, which encompasses a Luxury Hotel, Spa and Golf Resort and is located only 7 miles from Malpas. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of Whitchurch which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately



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. 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 Malpas High Street, turn into Well Street then take the second left into Leech Road. Continue on to the end of the road then turn right at the junction, follow the road round into St Oswald's Close and the property can be found after a short distance 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 D. The full energy performance certificate (EPC) is available for this property upon request.

AGENTS NOTE

Please note these photos were taken before the property was rented out.

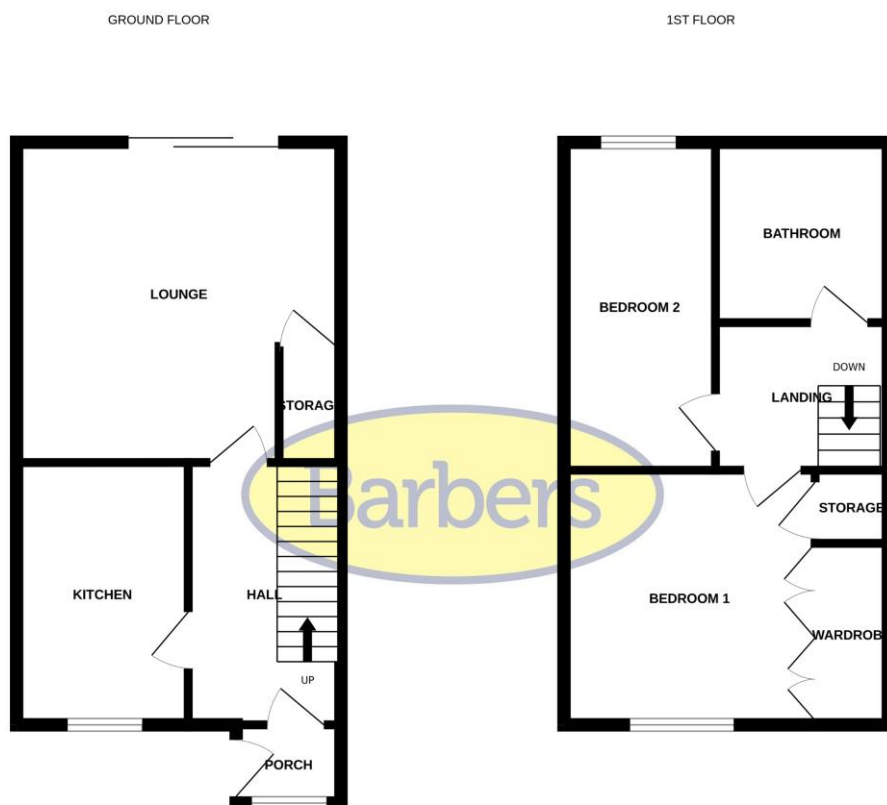
METHOD OF SALE

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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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

14' 4" x 14' 2" (4.37m x 4.32m)

KITCHEN

11' 7" x 7' 7" (3.53m x 2.31m)

BEDROOM ONE

12' 1" x 11' 7" (3.68m x 3.53m)

BEDROOM TWO

14' 4" x 8' 6" (4.37m x 2.59m)

BATHROOM

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

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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 buy, please contact us before viewing the property.