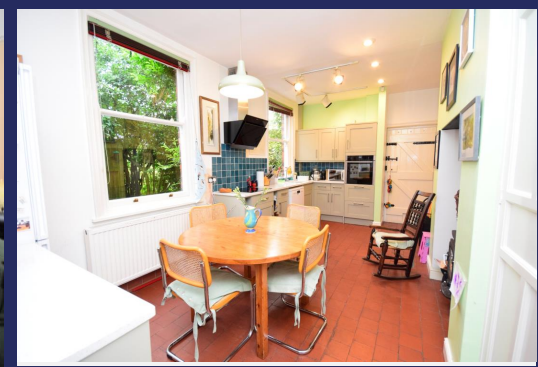




Helping *you* move



Rilston, Station Road, Whitchurch, SY13 1RD

Offers in the Region of

£365,000

A superb four bedroom mature semi-detached house with an abundance of character features, conveniently situated within walking distance of the town centre and local schools.

Rilston, Station Road, Whitchurch, SY13 1RD

Overview

- Mature Semi-Detached House
- Character Features
- Four Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Master En Suite Bathroom
- Family Shower Room
- Driveway
- Enclosed Rear Garden
- Convenient for Town Centre and Local Schools



Situated in the busy market town of Whitchurch 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 the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Rilston is a superb mature semi-detached house, having an abundance of character and charm with features including sash windows, original fireplaces, picture rails, original Minton flooring in the hallway and stained glass front door. This fabulous home is conveniently situated within a stones throw of the town centre and local schools and is also within easy walking distance of the railway station. The ground floor comprises Entrance Hall, Lounge with bay window, Sitting Room with log burner, lovely open plan Kitchen/Breakfast Room also with a log burner, Rear Porch, Utility and Cloakroom with WC. The first floor includes Four Bedrooms incorporating three large doubles and a single, spacious En Suite Bathroom and a Family Shower Room. Outside, there is off road parking to the front and to the rear is a lovely enclosed garden mainly laid to lawn with well stocked borders filled with a variety of mature shrubs, plants and trees.



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

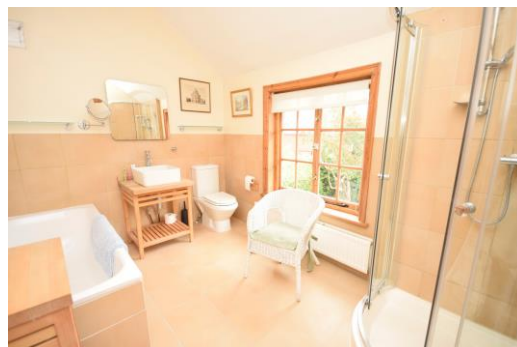
Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity 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, SY13 1BB Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Station Road, continue on and the property will be found after a short distance on the left hand side, just before Trevanion Auctioneers.

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

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

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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LOUNGE

15' 4" x 12' 6" (4.67m x 3.81m)

SITTING ROOM

13' 9" x 13' 3" (4.19m x 4.04m)

DINING KITCHEN

24' 8" x 11' 3" (7.52m x 3.43m)

BEDROOM ONE

14' 7" x 11' 0" (4.44m x 3.35m)

EN SUITE

11' 0" x 7' 9" (3.35m x 2.36m)

BEDROOM TWO

15' 4" x 10' 2" (4.67m x 3.1m)

BEDROOM THREE

13' 7" x 13' 1" (4.14m x 3.99m)

BEDROOM FOUR

8' 1" x 5' 9" (2.46m x 1.75m)

FAMILY SHOWER ROOM

9' 8" x 7' 0" (2.95m x 2.13m)

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 buy, please contact us before viewing the property.