



Helping *you* move



**15 Highfields Avenue, Whitchurch, SY13 1TB** Offers in the Region of **£235,000**

A two bedroom detached bungalow in need of modernisation, situated in a quiet residential area of Whitchurch and with the benefit of a good size driveway and single garage.

# 15 Highfields Avenue, Whitchurch, SY13 1TB

## Overview

- Detached Bungalow
- Two Bedrooms
- Requires Modernisation
- Quiet Residential Location
- Lounge, Kitchen
- No Upward Chain
- Driveway and Single Garage
- Enclosed Rear Garden
- EPC D
- Council Tax Band B



## Location

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.

## Brief Description

Offered for sale with no upward chain. this two bedroom detached bungalow is situated in a peaceful residential area Whitchurch and is within walking distance of the town centre. Although requiring modernisation, it is ready for a new owner to put their own stamp on and has so much potential. The accommodation comprises Entrance Porch, Hallway, Lounge, Kitchen, Two Bedrooms and Shower Room. Outside, a driveway and single detached garage provide plenty of off road parking for several vehicles and there is an enclosed rear garden mainly laid to lawn with a paved patio area.



**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](mailto:whitchurch@barbers-online.co.uk)

**DIRECTIONS**

From the town proceed via Dodington, turn into Rosemary Lane and then take the left hand turn into Kingsway which leads to Alkington Road. Continue on before turning left into Highfields Avenue and the property can be found after a short distance on the left 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.

**METHOD OF SALE**

For Sale by Private Treaty.

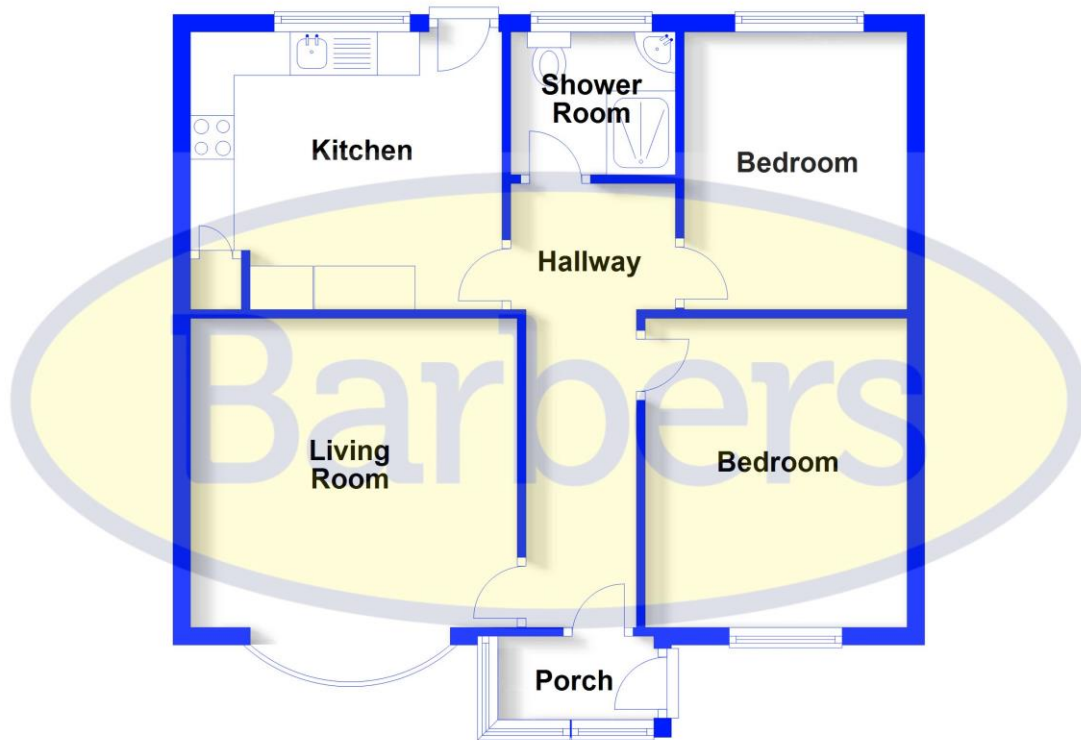
**AML REGULATIONS**

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.

WH32428 220224

**Ground Floor**

Approx. 631.6 sq. feet



Total area: approx. 631.6 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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' 3" x 11' 8" (3.73m x 3.56m)

**BEDROOM TWO**

10' 6" x 8' 3" (3.2m x 2.51m)

**KITCHEN**

11' 7" x 11' 0" (3.53m x 3.35m)

**SHOWER ROOM**

6' 1" x 5' 4" (1.85m x 1.63m)

**BEDROOM ONE**

11' 7" x 9' 8" (3.53m x 2.95m)

**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](mailto: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.