



Helping *you* move



## 34 Alport Road, Whitchurch, SY13 1NP

Offers in the Region of  
**£375,000**

NO UPWARD CHAIN. A great size three double bedroom dormer property with spacious driveway, double garage and attractive, well maintained gardens. Situated in a popular location on the edge of Whitchurch yet within walking distance of the town centre and benefits from rear views toward Hill Valley Golf Course



# 34 Alport Road, Whitchurch, SY13 1NP

## Overview

- Detached Dormer Property
- Three Double Bedrooms (one on ground floor)
- No Upward Chain
- Spacious Lounge/Diner
- Kitchen/Breakfast Room
- Utility Room, Cloakroom
- Ground Floor Bathroom
- Edge of Town Location
- Driveway and Double Garage
- Well Maintained Gardens
- EPC D, Council Tax Band E



## Location

Situated in the historic North Shropshire 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. 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 approximately 16 to 22 miles.

## Brief Description

Offered for sale with no upward chain, this great size three double bedroom dormer style property is situated on the edge of Whitchurch town yet is still within easy access of the town centre and local amenities. Although requiring some modernisation, it has so much potential and is ideal if you are looking to put your own stamp on a property. It provides great size accommodation with the ground floor comprising Entrance Hall, generous Lounge/Diner which has plenty of natural light, Kitchen/Breakfast Room, Utility Room, Cloakroom with WC, Bathroom and Double Bedroom. To the first floor is a spacious landing and a further Two Double Bedrooms, with potential to create an additional bathroom subject to building regulation approval. Outside, the property is approached over a driveway leading to a double attached garage, providing ample parking space for several vehicles. There is an attractive lawned garden to the front edged with mature shrubs and to the rear is a good size enclosed garden, mainly laid to lawn with a paved patio area and well stocked borders filled with established plants and shrubs.



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



#### DIRECTIONS

From Brownlow Street turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury. Continue on this road where the property can be found 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.

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**LOUNGE/DINER**

26' 6" x 11' 9" (8.08m x 3.58m)

**KITCHEN/BREAKFAST ROOM**

13' 7" x 8' 3" (4.14m x 2.51m)

**UTILITY ROOM**

13' 5" x 5' 2" (4.09m x 1.57m)

**BEDROOM ONE**

11' 4" x 9' 4" (3.45m x 2.84m)

**BATHROOM**

8' 1" x 6' 0" (2.46m x 1.83m)

**BEDROOM TWO**

16' 5" x 11' 9" (5m x 3.58m)

**BEDROOM THREE**

16' 3" x 11' 4" (4.95m x 3.45m) max

**DOUBLE GARAGE**

17' 5" x 16' 2" (5.31m x 4.93m)

## 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.