



Helping *you* move



60 Dodington, Whitchurch, SY13 1EN

NO UPWARD CHAIN. A mature three bedroom semi-detached house with driveway and single garage, situated in a popular residential area of Whitchurch and within easy walking distance of the town centre and local schools.

Offers in the Region of

£235,000

60 Dodington, Whitchurch, SY13 1EN

Overview

- Mature Semi-Detached House
- Three Bedrooms
- Popular Location
- Within Walking Distance of Town Centre and Local Schools
- Open Plan Kitchen/Diner
- Driveway and Single Garage
- Front and Rear Gardens
- No Upward Chain
- 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 mature three bedroom semi-detached house is situated in a popular residential area of Whitchurch and is within easy walking distance of the town centre and local schools. The good size accommodation comprises Entrance Hall, Lounge, Kitchen/Diner which has been opened up (no building regs.), Utility Room, WC, Three Bedrooms incorporating two doubles and a single and a Family Bathroom. Outside, the property is approached over a generous driveway leading to a single garage, providing ample parking space for several vehicles. There is a lawned front garden and to the rear is an enclosed garden mainly laid to lawn with a paved patio area.



Your Local Property Experts

01948 667272



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 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

From our office, turn right into the High Street, at the bottom of the High Street follow the pedestrian area to the corner, turning left into Watergate Street, continue on past Bark Hill into Dodington and the property can be found after a short distance on the left hand side shortly after the turning for Rosemary Lane.

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.

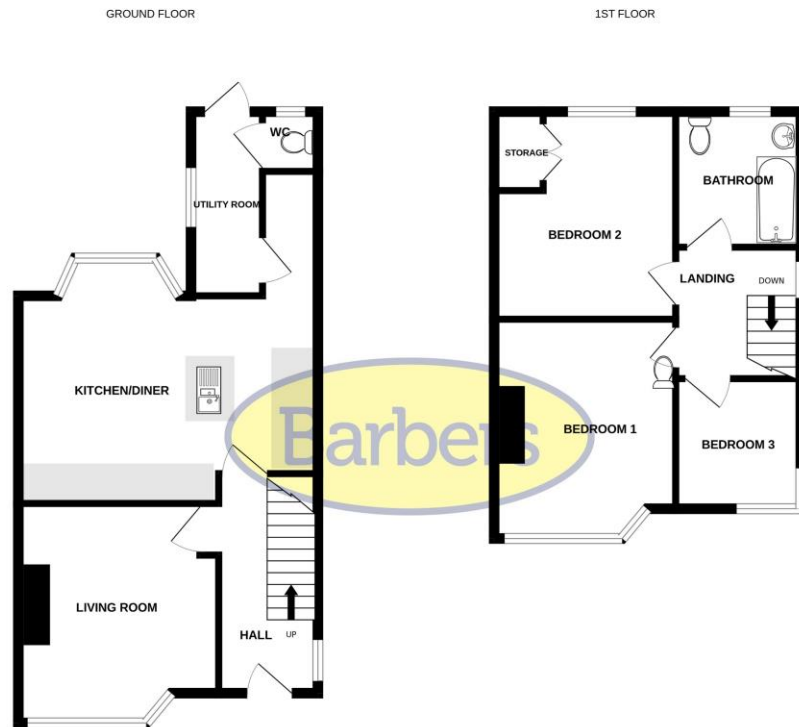
AML REGULATIONS

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.

AGENTS NOTE

For details on broadband speed and mobile phone coverage please visit the Ofcom website.

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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. Made with Metropix 02/24

LOUNGE

12' 4" x 11' 0" (3.76m x 3.35m)

KITCHEN/DINER

17' 5" x 13' 0" (5.31m x 3.96m)

UTILITY ROOM

8' 8" x 4' 9" (2.64m x 1.45m)

BEDROOM ONE

13' 6" x 10' 5" (4.11m x 3.18m)

BEDROOM TWO

11' 3" x 9' 8" (3.43m x 2.95m)

BEDROOM THREE

7' 0" x 6' 9" (2.13m x 2.06m)

BATHROOM

7' 8" x 7' 8" (2.34m x 2.34m)

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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Email: 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.