



Helping *you* move



19 Wrexham Road, Whitchurch, SY13 1HP

Offers in the Region of
£250,000

NO UPWARD CHAIN. A deceptively spacious FOUR BEDROOM semi-detached house with off road parking and enclosed garden, situated within walking distance of the town centre and local schools.

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Overview

- Mature Semi-Detached House
- Four Bedrooms
- No Upward Chain
- Off Road Parking
- Within Walking Distance of Town Centre
- Large Open Plan Kitchen/Dining/Family Room
- Lounge with Bay Window
- Enclosed Rear Garden
- EPC D
- Council Tax Band A



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 semi detached house is conveniently situated within easy walking distance of the town centre and local schools. It provides deceptively spacious accommodation comprising Entrance Hall, Lounge with bay window, Ground Floor Bedroom/Study, large Kitchen/Dining/Family Room on the basement level with French doors opening onto the rear garden. To the first floor are Two Bedrooms and a modern Family Bathroom and the Master Bedroom with en suite WC occupies the second floor. Outside, there is off road parking to the front and to the rear is an enclosed garden with a paved patio area and steps leading up to a well maintained lawn with borders filled with established shrubs and plants.



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 A. 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 the centre of town travel into Highgate and continue in to Wrexham Road and the property will be found 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.

METHOD OF SALE

For Sale by Private Treaty.

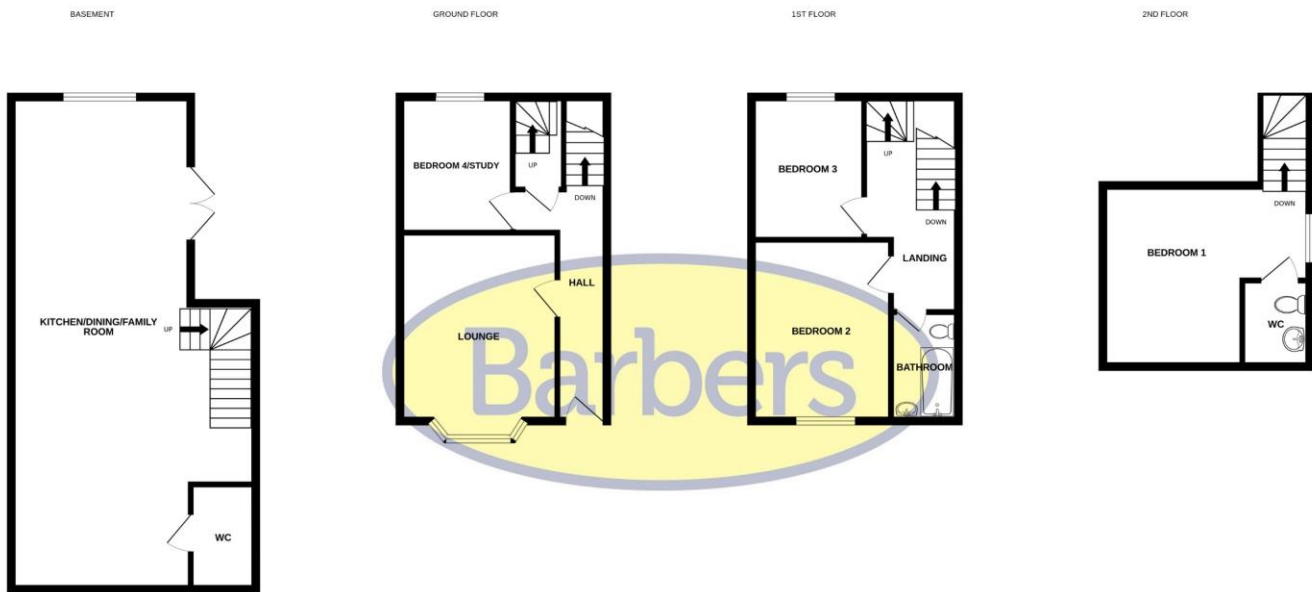
AML REGULATIONS

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

Please note that the photographs used were taken before the current occupancy. These will be updated in due course.

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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' 0" x 10' 7" (4.27m x 3.23m) max

BEDROOM FOUR/STUDY

9' 3" x 8' 0" (2.82m x 2.44m)

KITCHEN/DINING/FAMILY ROOM

34' 4" x 9' 7" (10.46m x 2.92m)

BEDROOM TWO

12' 1" x 9' 4" (3.68m x 2.84m)

BEDROOM THREE

9' 7" x 7' 9" (2.92m x 2.36m)

MASTER BEDROOM

13' 7" x 12' 9" (4.14m x 3.89m)

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.