



Helping *you* move



## 33 Grindley Brook, Whitchurch, SY13 4QJ

Attention investors or first time buyers! A charming Victorian two bedroom mid terrace house, situated close to the Shropshire Union Canal and offered for sale with NO UPWARD CHAIN.

Offers In Region Of  
**£147,500**

## Overview

- Victorian Mid Terrace House
- Two Bedrooms
- Close to Shropshire Union Canal
- Rear Patio and Detached Garden
- Lounge, Kitchen, Bathroom
- Renovated 2018
- No Upward Chain
- Ideal for Investors or First Time Buyers
- EPC D



***Don't miss out on this charming Victorian two bedroom mid terrace house, offered for sale with no upward chain and located close to the Shropshire Union Canal with plenty of countryside walks on your doorstep. The accommodation, which has been completely renovated, comprises Lounge, Kitchen with integrated appliances, Bathroom and Two Bedrooms. It benefits from gas central heating having Worcester Bosch boiler installed in 2018 with a 10 year guarantee for parts and there is double glazing. Outside there is a paved patio area to the rear along with an enclosed lawned garden accessed along a path to the side of the property. Ideal for first time buyers or buy to let investors, this really is a lovely home so call us now to arrange your viewing.***

## LOCATION

The property is situated in Grindley Brook, less than 2 miles from the North Shropshire market town of Whitchurch. Within walking distance are the famous Grindley Brook Staircase Locks where the Llangollen branch of the Shropshire Union Canal passes, Lockside Cafe and Horse & Jockey Inn. The larger centres of Chester, Shrewsbury, Wrexham, Crewe & Nantwich are all within 20 miles.





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## 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 enquiries, Revenues & Benefit, Shropshire Council, Shire hall, 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.

## 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.



## VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## HOW TO FIND THIS PROPERTY

From Whitchurch proceed on the A41 towards Chester upon reaching Grindley Brook continue on past the garage and the property can be found after a short distance on the right hand side.

## 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## METHOD OF SALE

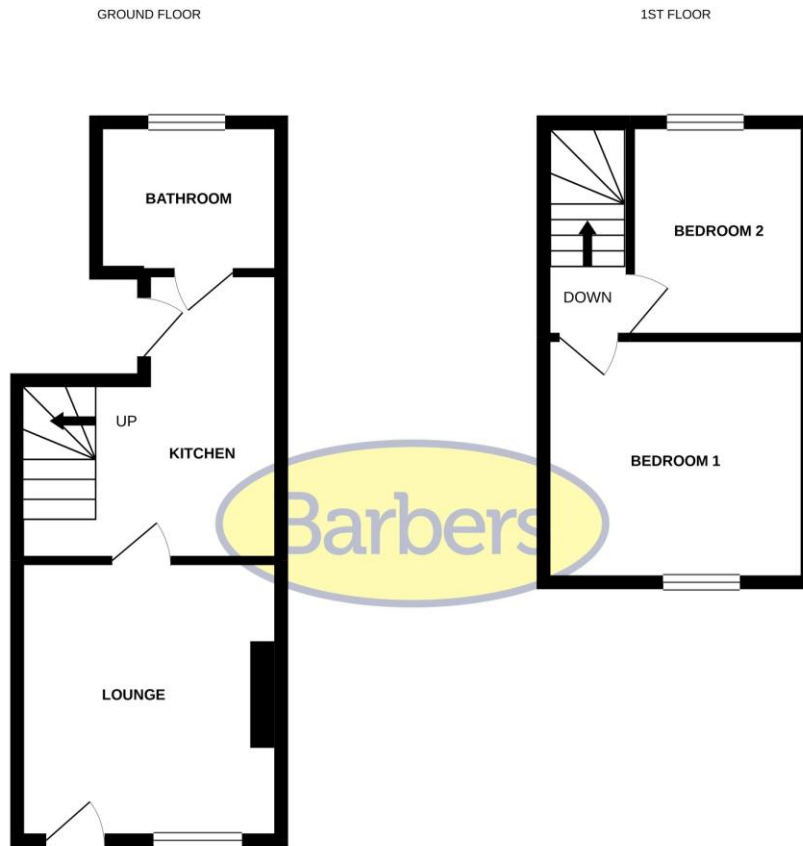
For Sale by Private Treaty.

## AGENTS NOTE

Please note the photographs were taken prior to the current tenant moving in.

WH21334 3003152021

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropac (2022)

## LOUNGE

11' 11" x 11' 0" (3.63m x 3.35m)

## KITCHEN

14' 3" x 8' 2" (4.34m x 2.49m) max

## BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m)

## BEDROOM ONE

11' 11" x 10' 2" (3.63m x 3.1m)

## BEDROOM TWO

8' 3" x 7' 8" (2.51m 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!

### BRANCH NAME

Branch Address | 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.