



40 Cholmondley Rise, No Mans Heath, SY14 8DD

Helping *you* move



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Offers In Region Of £265,000



- Four Bedroom Detached House
- Popular Village Location
- Driveway and Garage
- Spacious Gardens
- Master En Suite and Family Bathroom
- VIEWING RECOMMENDED

*“Situated on a quiet cul de sac in a delightful village location is this spacious four bedroom detached house with driveway, single integral garage and generous gardens. It is a fantastic family home and the well proportioned accommodation comprises Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Four Bedrooms and Family Bathroom. The good size rear garden is beautifully maintained and includes a large patio area, neat lawn, attractive flower beds, vegetable patch, pond and greenhouse. Viewing is highly advised to truly appreciate everything this wonderful home has to offer.”*



## LOCATION

Nomansheath is a popular semi-rural village with its own local shop and is situated approximately 1.5 miles from the bustling village of Malpas where a comprehensive range of day to day amenities are readily available including two highly regarded schools, one of which being the renowned Bishop Heber High School. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles away. Chester, Wrexham, Crewe and Nantwich are all within approximately 18 miles and access to the M53 and M56 is readily available.





**LOUNGE**  
15' 9" x 10' 8" (4.8m x 3.25m)

**DINING ROOM**  
10' 5" x 8' 8" (3.18m x 2.64m)

**CONSERVATORY**  
11' 7" x 10' 4" (3.53m x 3.15m)

**KITCHEN**  
11' 1" (3.38m)

**UTILITY ROOM**  
6' 2" x 4' 7" (1.88m x 1.4m)

**BEDROOM ONE**  
12' 0" x 10' 8" (3.66m x 3.25m)

**BEDROOM TWO**  
9' 1" x 8' 6" (2.77m x 2.59m)

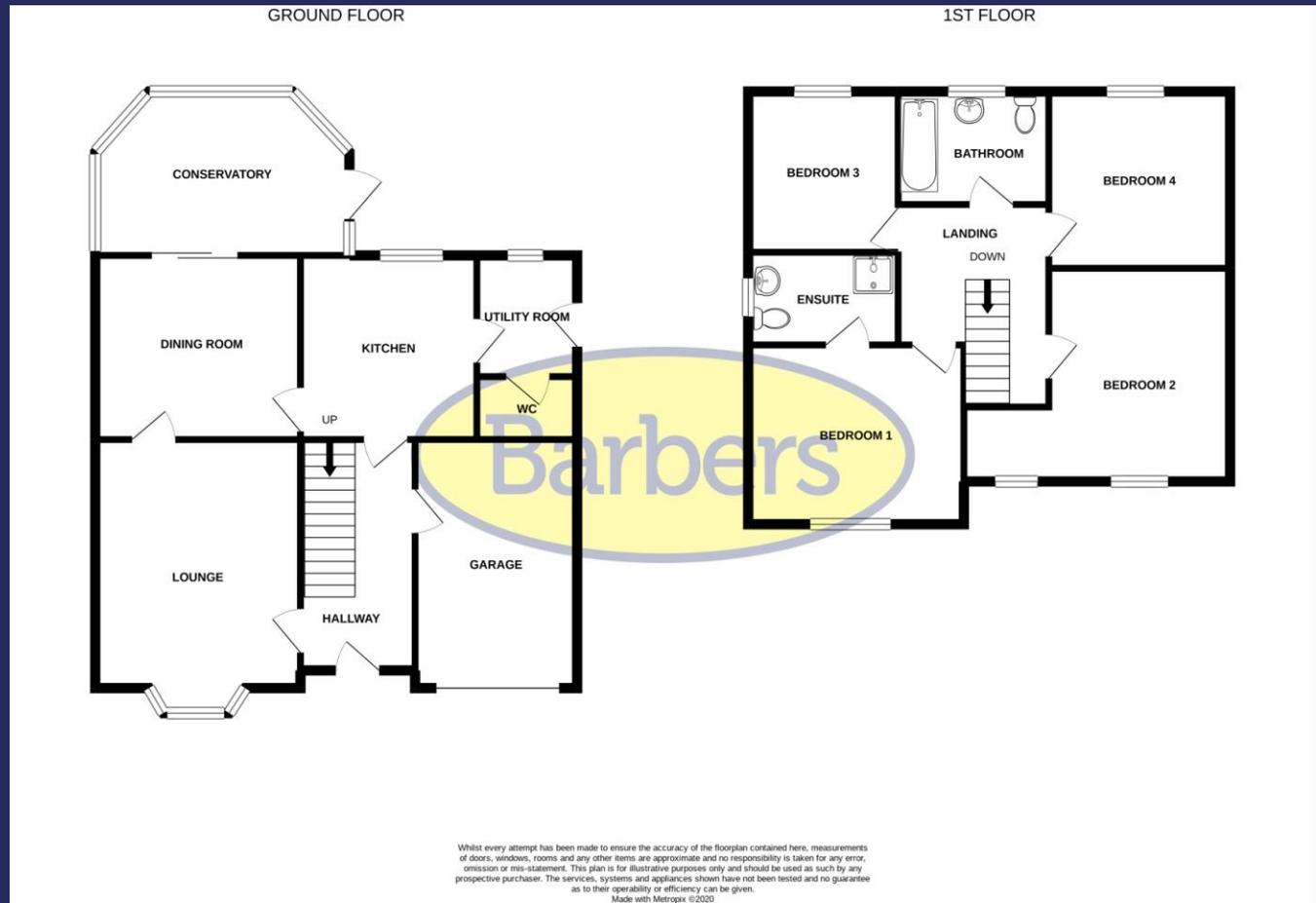
**BEDROOM THREE**  
10' 7" x 9' 4" (3.23m x 2.84m).

**BEDROOM FOUR**  
10' 8" x 9' 6" (3.25m x 2.9m)

**BATHROOM**  
7' 4" x 5' 4" (2.24m x 1.63m)

**OUTSIDE**

There is a lawned garden to the front along with a tarmac driveway leading to a single integral garage, providing excellent parking facilities. The generous rear garden is a particular feature comprising large patio area, well maintained lawn, attractive flower beds, pond, vegetable patch and greenhouse.



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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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### 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.

#### SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas central heating. 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.

#### ENERGY PERFORMANCE CERTIFICATE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

#### VIEWING/PRE SALES MARKETING ADVICE

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

#### DIRECTIONS

Exit Whitchurch on the A41 Chester Road. Proceed for approximately 3.7 miles then turn left signposted Nomans Heath. At the roundabout take the first exit then turn right onto Back Lane, turn right onto Cholmondeley Rise, continue round and the property can be found near the end of the cul de sac 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.

WH26400 180620270121240421



**WHITCHURCH**  
34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
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**WELLINGTON/TELFORD**  
**WHITCHURCH**