



Helping *you* move



## 1 Claypit Street, Whitchurch, SY13 1LE

If you want a character property in a town centre location then we highly recommend you view this charming three bedroom mid terrace house which has recently been re-decorated and provides generous accommodation with exposed timber beams throughout. NO UPWARD CHAIN.

Offers In Region Of  
**£165,000**

## Overview

- Spacious Mid Terrace House
- Recently Re-Decorated
- Three Bedrooms
- Close to Town Centre
- NO UPWARD CHAIN
- Lounge, Kitchen/Breakfast Room
- Utility Room, Re-Fitted Bathroom
- Rear Yard
- Gas Central Heating



*“If you want a character property in a town centre location then we highly recommend you view this charming three bedroom mid terrace house which provides generous accommodation with exposed timber beams throughout. Offered for sale with no upward chain, it has recently been redecorated throughout and is situated in a convenient location close to all the local amenities. The property comprises Entrance Hall, Lounge, Kitchen, Utility Room, Three Bedrooms and Bathroom. Outside, there is a small rear yard with useful brick storage shed. Viewing is highly recommended”*

## LOCATION

The property is 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, three 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.





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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

## 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.

## 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.



## VIEWING ARRANGEMENTS

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

## ENERGY PERFORMANCE

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

## HOW TO FIND THIS PROPERTY

From our office in High Street continue on to the top of the road then take the 2nd exit on the roundabout, at the next roundabout take the 2nd exit on to London Road. Continue on then turn right into Claypit Street and the property can be found at the end of the road on the left 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.

WH27430 27112020040321

Awaiting Floorplan

#### **LOUNGE**

18' 4" x 10' 7" (5.59m x 3.23m)

#### **KITCHEN**

14' 7" x 12' 4" (4.44m x 3.76m)

#### **UTILITY ROOM**

10' 1" x 4' 4" (3.07m x 1.32m)

#### **BEDROOM ONE**

14' 3" x 11' 0" (4.34m x 3.35m)

#### **BEDROOM TWO**

12' 2" x 9' 2" (3.71m x 2.79m)

#### **BEDROOM THREE**

11' 1" x 9' 6" (3.38m x 2.9m)

#### **BATHROOM**

10' 5" x 8' 9" (3.18m x 2.67m) max

## 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.