



Helping *you* move



172 Liverpool Road, Whitchurch,
Shropshire, SY13 1UT

Offered for sale on a 50% shared ownership basis - A modern two bedroom second floor apartment with allocated parking space and within walking distance of the town centre.

Shared Ownership

£57,000

Overview

- Modern Second Floor Apartment
- 50% Shared Ownership
- Two Bedrooms
- Spacious Open Plan Lounge/Dining/Kitchen
- Bathroom
- Allocated Parking Space
- Quiet Residential Location
- Within Walking Distance of Town Centre



“Do you want a low maintenance, modern property with allocated parking and within walking distance of Whitchurch town centre? If so, then this well presented second floor apartment will tick all your boxes. It is offered for sale on a 50% shared ownership basis and is situated in a peaceful residential area on the edge of town with accommodation comprising Entrance Hall, spacious open plan Lounge/Kitchen/Dining, Two Bedrooms and a Bathroom with modern suite. VIEWING RECOMMENDED.”

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, 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 Leasehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Lease length 99 years with 89 years remaining. Vacant possession upon completion

RENT

We are advised that for a 50% owned share the rent would currently be £205.99pcm.

SERVICE CHARGES

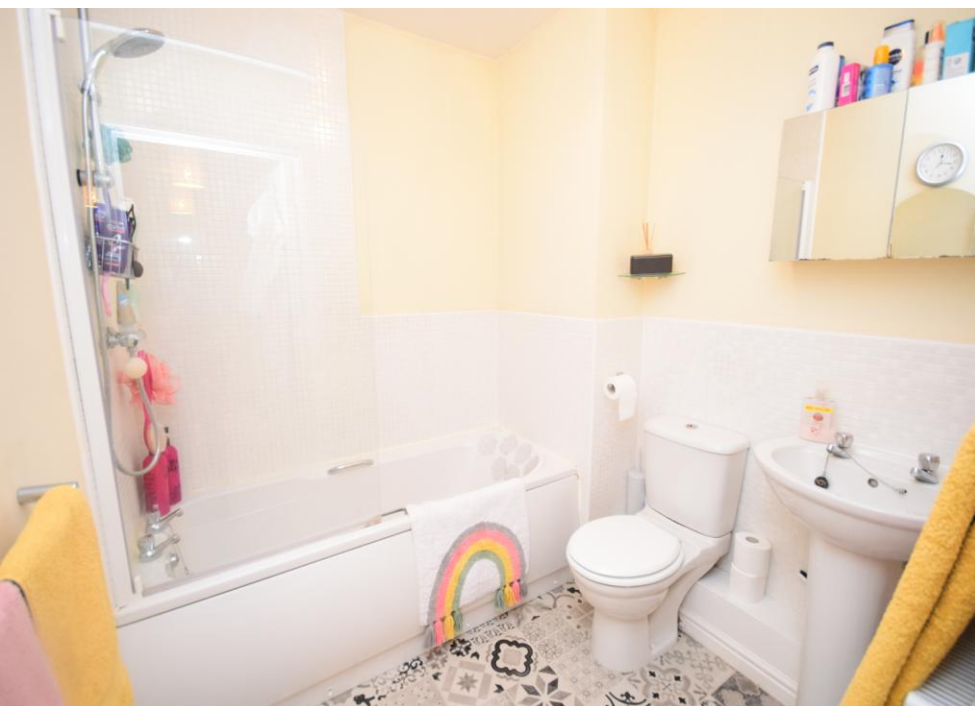
We are advised that the service charge is currently £102.08pcm. This will be confirmed by solicitors during pre contract enquiries.

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.



LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefits, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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

ENERGY PERFORMANCE

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

HOW TO FIND THIS PROPERTY

From the town centre proceed into Mill Street/Rosemary Lane and at Highgate corner travel into Liverpool Road. Take a right hand turn into Mare Close and bear right. The communal entrance door is on the right hand side.

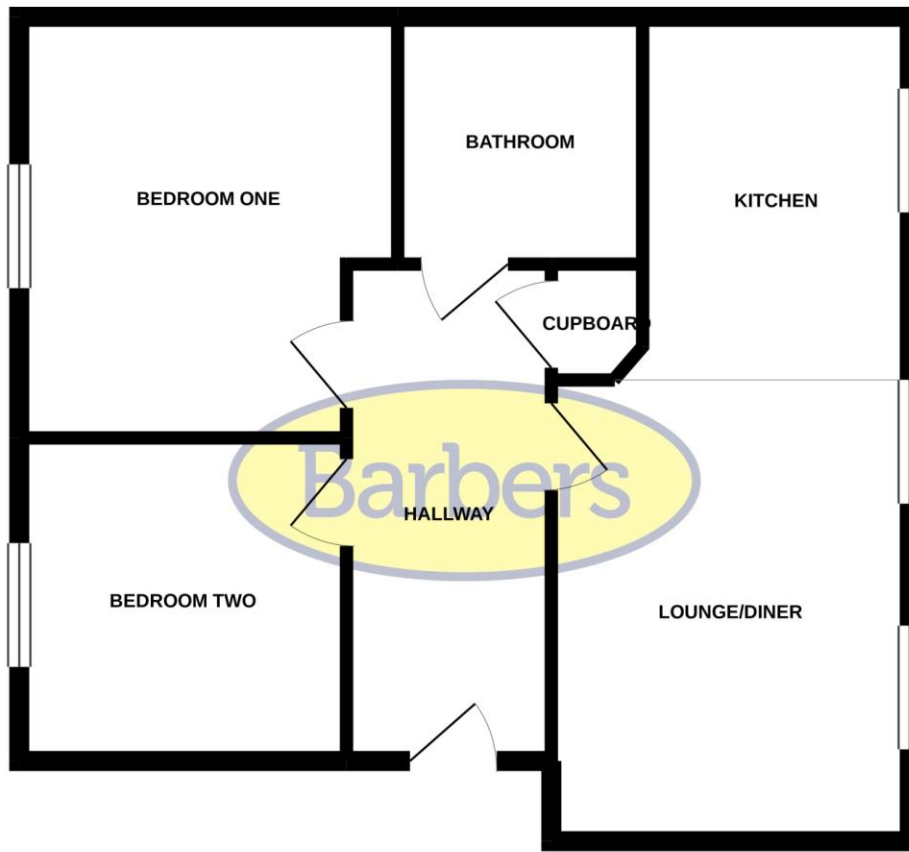
AML REGULATIONS

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.

WH27661 20102020090221



LOUNGE/KITCHEN/DINING
24' 9" x 11' 9" (7.54m x 3.58m)

BEDROOM ONE
11' 7" x 8' 8" (3.53m x 2.64m)

BEDROOM TWO
8' 8" x 8' 4" (2.64m x 2.54m)

BATHROOM
6' 8" x 6' 6" (2.03m x 1.98m)

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



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.