Barbers

Helping you move

18 Bark Hill, Whitchurch, SY13 1DJ

If you are looking for a spacious family home with off road parking and within walking distance of the town centre and local schools, then this modern link-detached house could be just what you are looking for. Call us now to arrange your viewing!

Offers In Region Of

£175,000

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Overview

- Modern Link Detached House
- Three Bedrooms
- Close to Town Centre
- Off Road Parking
- Spacious Lounge, Study
- Kitchen, Cloakroom
- Master En Suite, Family Bathroom
- Rear Garden
- Gas Central Heating Double Glazing

"If you are looking for a spacious family home with off road parking and within walking distance of the town centre and local schools, then this modern link-detached house could be just what you are looking for. The accommodation comprises: Entrance Hall, Cloakroom with WC, Study, Lounge, Kitchen with integrated appliances, Three Bedrooms, Master En Suite Shower Room and a Family Bathroom. Outside, there is an enclosed rear garden which has a patio and lawned area and there is parking to the rear of the property. If you think this could be the property for you call us now to arrange your viewing."

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.

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 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY
The property is situated in Bark Hill which can be located either from Rosemary Lane (one way system) or on foot from Watergate Street.

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

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.

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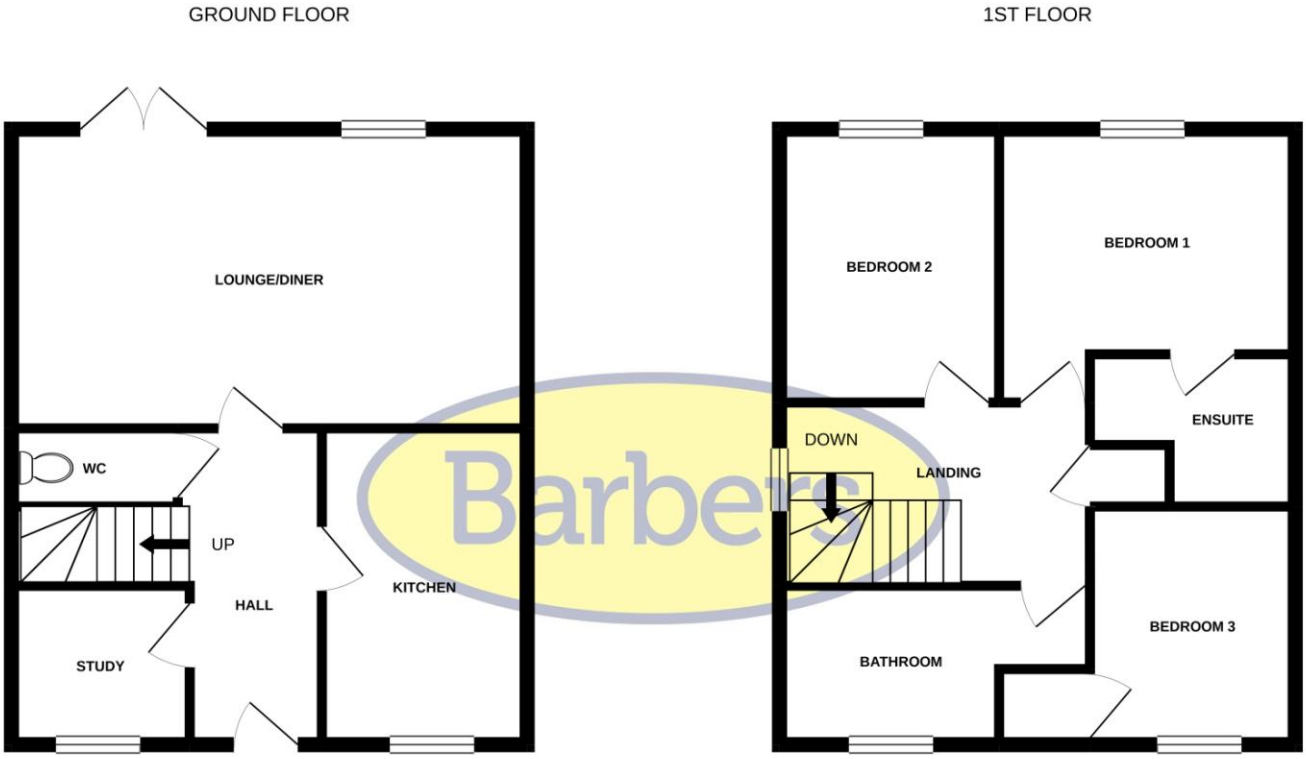

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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/DINING
20' 0" x 11' 8" (6.1m x 3.56m)

STUDY
7' 5" x 5' 3" (2.26m x 1.6m)

KITCHEN
12' 2" x 6' 6" (3.71m x 1.98m)

BEDROOM ONE
11' 8" x 9' 1" (3.56m x 2.77m)

BEDROOM TWO
9' 6" x 8' 0" (2.9m x 2.44m)

BEDROOM THREE
10' 1" x 7' 7" (3.07m x 2.31m)

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 but, please contact us before viewing the property.