



11 Westune, Whitchurch, SY13 1TH

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- Three Bedroom Detached House
- Peaceful Residential Location
- Immaculately Presented Throughout
- Two Reception Rooms
- Conservatory
- Driveway and Single Garage
- Beautifully Maintained Gardens

“If you are looking for a detached home in a peaceful residential location, then this spacious three bedroom house with driveway and garage could be ideal for you! It has been beautifully refurbished by the current owners and the ground floor comprises Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen and Utility Room. To the first floor there are Three Bedrooms and a Family Bathroom. Outside, there is a lawned area to the front with ample off street parking. The good size rear garden is mainly laid to lawn, having well stocked borders with a paved patio area. This fabulous property really does have so much to offer and an internal inspection is highly 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.





LOUNGE

17' 9" x 12' 6" (5.41m x 3.81m)

DINING ROOM

11' 9" x 9' 2" (3.58m x 2.79m)

CONSERVATORY

9' 9" x 8' 5" (2.97m x 2.57m)

KITCHEN

11' 9" x 9' 9" (3.58m x 2.97m)

UTILITY ROOM

8' 3" x 7' 6" (2.51m x 2.29m)

BEDROOM ONE

13' 7" x 10' 8" (4.14m x 3.25m)

BEDROOM TWO

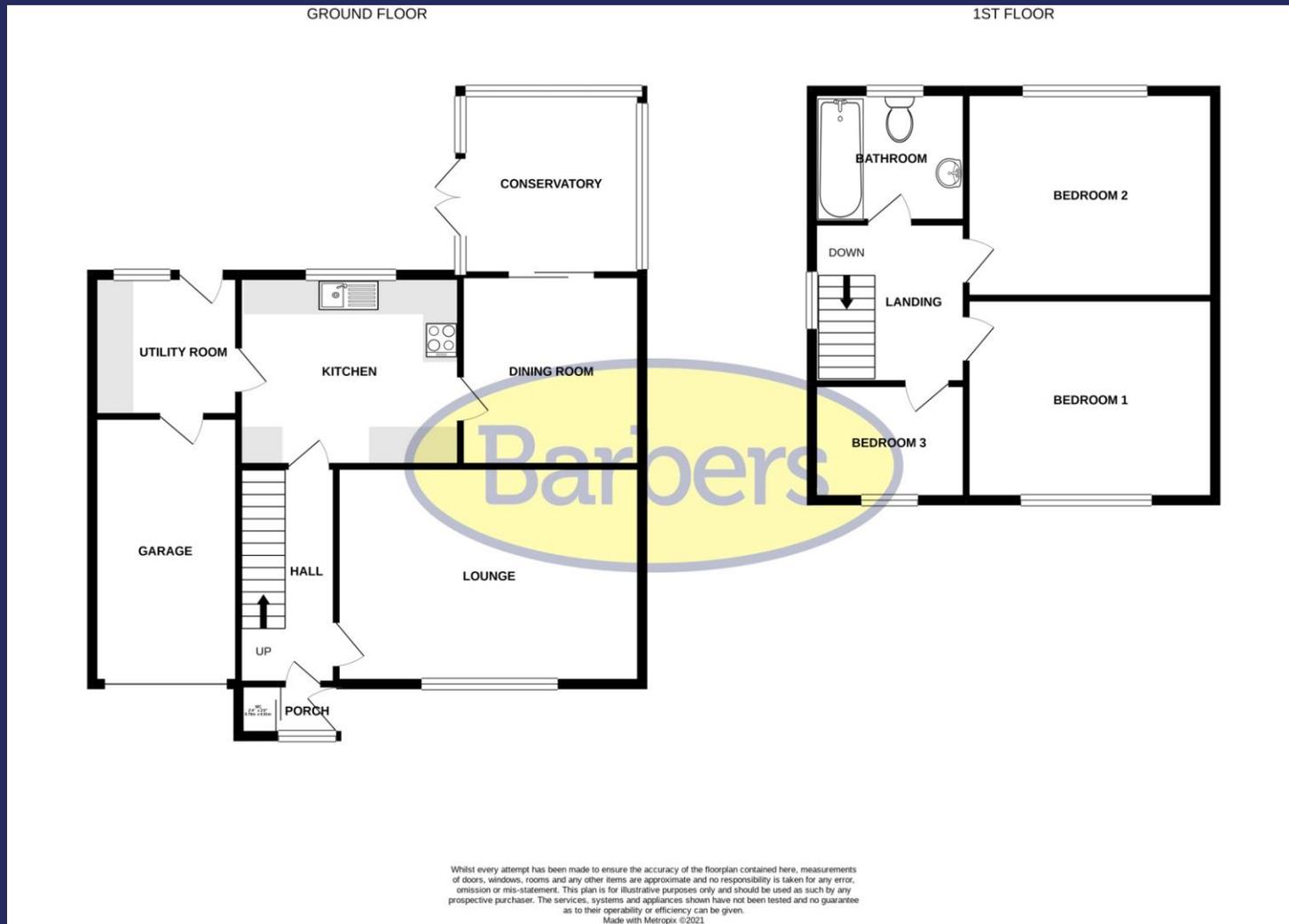
13' 7" x 10' 8" (4.14m x 3.25m)

BEDROOM THREE

10' 3" x 7' 7" (3.12m x 2.31m)

GARAGE

15' 5" x 8' 6" (4.7m x 2.59m)



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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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.

ENERGY PERFORMANCE

EPC D. 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

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.

HOW TO FIND THIS PROPERTY

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue along Alkington Road before turning left into Highfields Avenue, carry on to the end of the road then turn left into Westune where the property can be found at the end of the cul de sac.

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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WHITCHURCH
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