



Helping *you* move



Plot 1, The Appleyard, Bark Hill, Whitchurch,  
Shropshire, SY13 1DJ

£190,000

DON'T MISS OUT! This is an exciting opportunity to purchase a fabulous, beautifully converted two bedroom semi-detached house situated on a select new development of just three properties and built to a very high standard by award winning renowned local builders R S Burgess and Sons Ltd.

## Overview

- Superb Semi-Detached House
- Two Bedrooms
- Select New Development
- Built by Renowned Local Builders  
RS Burgess & Sons
- Completion Due Summer 2021
- Off Road Parking
- ICW 10 Year Warranty
- Lounge, Study
- Kitchen/Diner, Family Bathroom

“This is an exciting opportunity to purchase a fabulous beautifully converted two bedroom semi-detached house situated on a select new development of just three properties and built by award winning local builders R S Burgess and Sons Ltd, an independent family run business dedicated to building and renovating to the highest of standards.

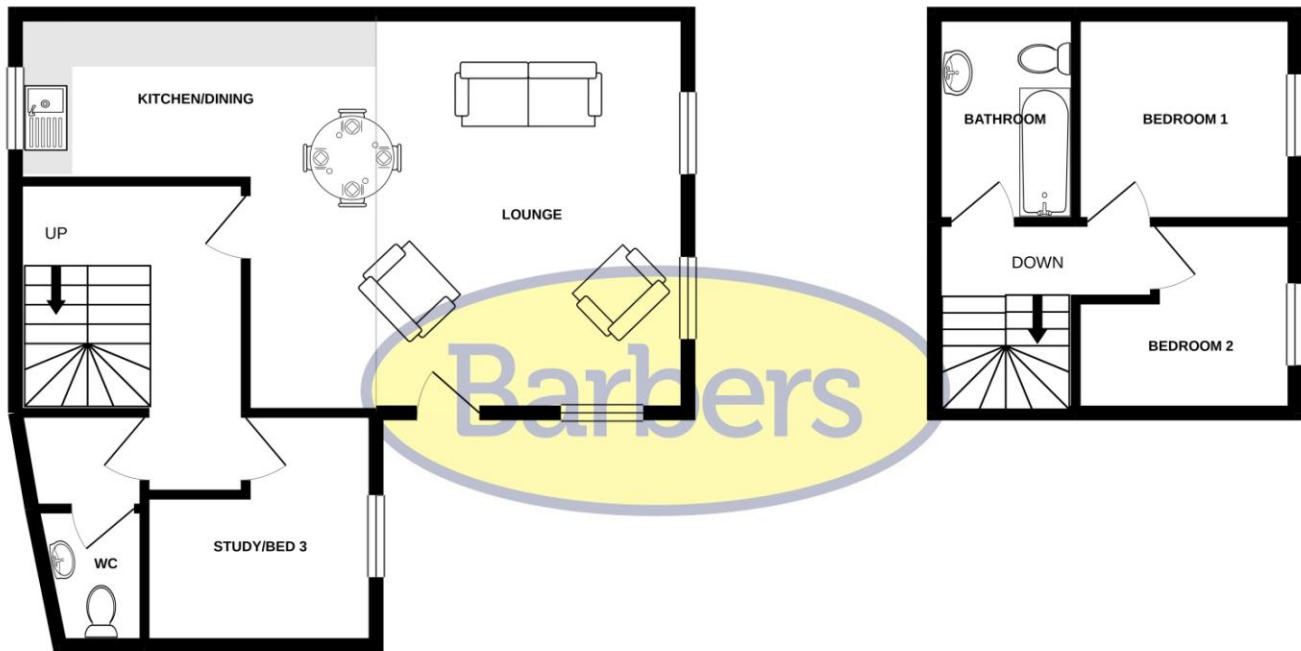
The house is built on The Old Coach Yard, next to 28 Bark Hill House, which is dated at being built between 1680-1700 and is one of the oldest known houses in Whitchurch. The properties are in a conservation area and associated with Listed Building Status, and they come with the highest possible build specification, built with period English garden wall brickwork bond.

Conveniently situated within walking distance of the town centre and local schools, this superb home also has the benefit of off road parking, a low maintenance garden and a 10 Year ICW Building Warranty. The well proportioned accommodation comprises Lounge, Kitchen/Diner, Cloakroom with WC, Study, Two Bedrooms and a Family Bathroom. Don't miss out on the chance to own this wonderful home, call Barbers now for more information.”



GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2021

#### LOUNGE

15' 3" x 13' 0" (4.67m x 3.97m)

#### KITCHEN/DINER

10' 5" x 5' 10" (3.2m x 1.8m)

#### STUDY/BED 3

9' 10" x 9' 8" (3m x 2.95m)

#### BEDROOM ONE

9' 2" x 7' 2" (2.8m x 2.2m)

#### BEDROOM TWO

7' 10" x 7' 2" (2.4m x 2.2m)

#### BATHROOM

7' 2" x 5' 2" (2.2m x 1.6m)

## AGENTS NOTE

Please note that the kitchen and bathroom images are for illustrative purposes only. If you reserve prior to kitchen/bathroom installation you may be able to choose from a selection of colour schemes.

## 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.

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the 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](mailto:whitchurch@barbers-online.co.uk)

## HOW TO FIND THIS PROPERTY

From the town centre travel into Mill Street, at the junction turn left and the property can be found after a short distance on the left hand side at the corner of Bark Hill and Rosemary Lane. Alternatively the property can be approached via Dodington and then taking the turning into Rosemary Lane.

## ENERGY PERFORMANCE

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.

**WH28462 10032021**

## 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.