



Helping *you* move



24 Mare Close, Whitchurch, Shropshire, SY13 1UQ

Offers In Region Of
£137,500

Don't miss out on this modern two bedroom first floor coach-house style apartment with its own separate entrance, single garage and allocated parking space, situated on a quiet residential development within walking distance of the town centre and considered ideal for investors, first time buyers or those wishing to downsize.

Overview

- Two Bedroom First Floor Apartment
- Quiet Residential Location
- Within Walking Distance of Town Centre
- Garage
- Open Plan Lounge/Kitchen
- Master En Suite Shower Room
- Bathroom
- NO UPWARD CHAIN



“Don't miss out on this modern two bedroom first floor coach-house style apartment with single garage, situated on a quiet residential development within walking distance of the town centre and considered ideal for investors, first time buyers or those wishing to downsize. This lovely property has its own separate entrance with stairs to the accommodation and it comprises Hallway with storage cupboard housing the central heating boiler, open plan Lounge/Kitchen, Two Bedrooms, Master En Suite and Bathroom. Outside, there is an allocated parking space and the garage has power connected to it and a separate storage area. The property also benefits from gas central heating and double glazing throughout.”

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, Shire hall, 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.

ENERGY PERFORMANCE

EPC TBC. 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

HOW TO FIND THIS PROPERTY

From the town centre travel into Mill Street and Highgate, take the turning into Liverpool Road and continue until you reach the right hand turn for Mare Close, bear right and the property can be found at the end of the road..

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

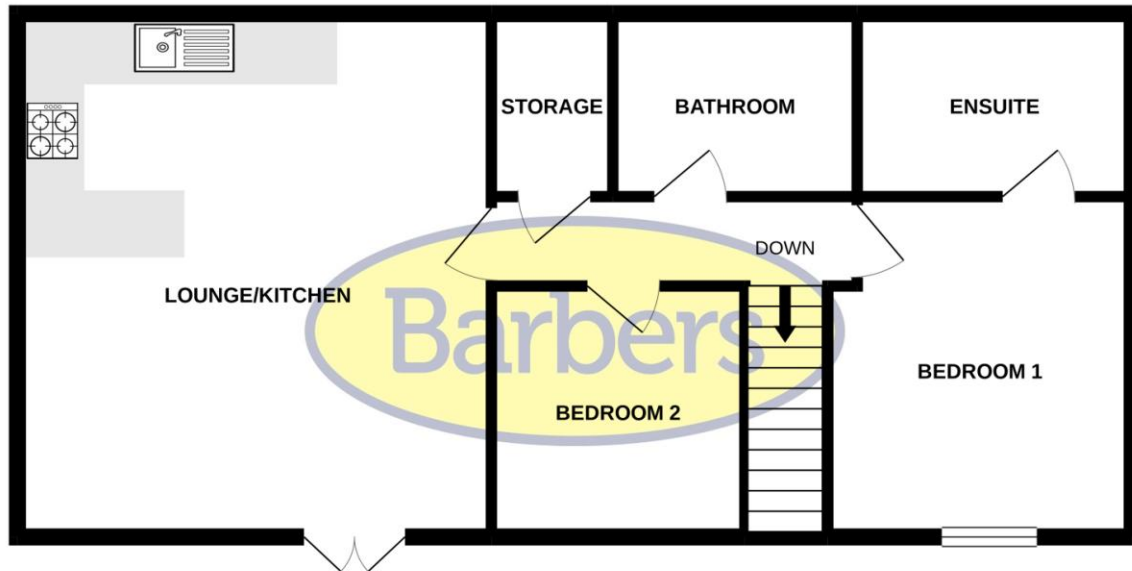
For Sale by Private Treaty.

AGENTS NOTE

We are advised that the two garages beneath 24 Mare Close are included in the freehold of this property. One of the garages has a long term leasehold agreement in place and this will be confirmed by solicitors during pre-contract enquiries.

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GROUND 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/KITCHEN

18' 1" x 16' 5" (5.51m x 5m)

BEDROOM ONE

12' 0" x 9' 5" (3.66m x 2.87m)

EN SUITE

9' 9" x 5' 7" (2.97m x 1.7m)

BEDROOM TWO

8' 9" x 8' 8" (2.67m x 2.64m)

BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m)

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.