



Helping *you* move



**5 Anchor Mews, Pepper Street,  
Whitchurch, Shropshire, SY13 1BG**

Offers In Region Of  
**£145,000**

NO UPWARD CHAIN. A modern and well maintained three bedroom town house ideal for rental investors or first time buyers, conveniently situated in the centre of town and benefitting from allocated parking.

# 5 Anchor Mews, Pepper Street, Whitchurch, SY13 1BG

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## Overview

- Modern Terraced House
- Ideal for Investors/ First Time

### Buyers

- No Upward Chain
- Town Centre Location
- Three Bedrooms
- Master En Suite
- Family Bathroom
- Allocated Parking Space



***“This modern and well maintained three bedroom town house is considered particularly ideal for rental investors or first time buyers; conveniently situated in the centre of town and benefitting from allocated parking. The accommodation comprises Entrance Hall, Cloakroom, Lounge/Diner Kitchen with range of base and wall cabinets, high quality work surfaces, integrated oven and halogen hob, Three First Floor Bedrooms, Master En Suite Shower Room and Family Bathroom. Outside there is an allocated parking space and the property benefits from no upward chain.”***

## LOCATION

Situated in the centre of 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## SERVICES

We are advised that mains electricity, gas, water and drainage are available. 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

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 66 7272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## HOW TO FIND THIS PROPERTY

Vehicular access is obtained by travelling up Castle Hill towards Yardington, turn right at the first mini roundabout into Pepper Street and the property will be found on the right hand side. A shorter pedestrian route is from the High Street by walking into Pepper Street next door to Barbers Whitchurch office.

## METHOD OF SALE

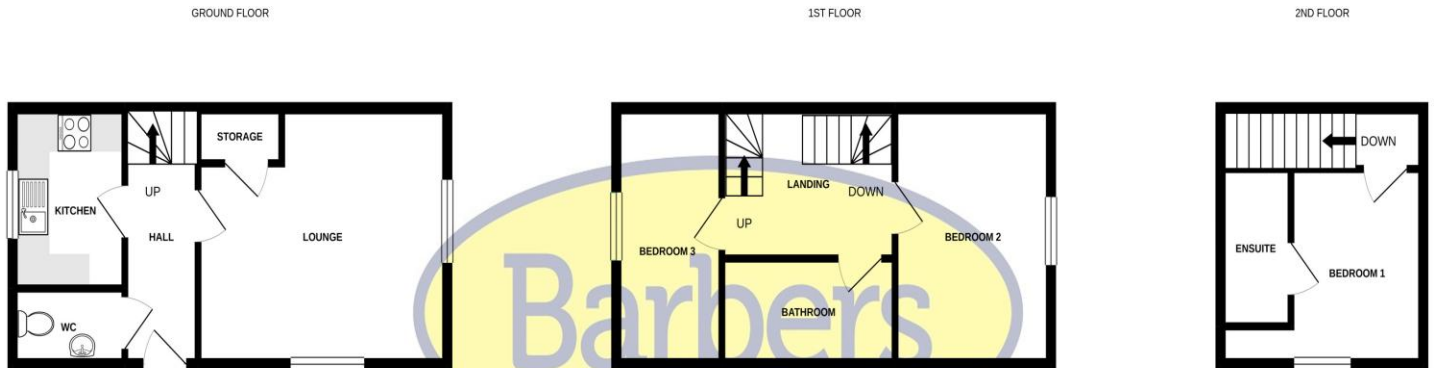
For Sale by Private Treaty.

## 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.

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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.  
Made with Metropix ©2021

## LIVING ROOM

14' 8" x 11' 6" (4.47m x 3.51m)

## KITCHEN

8' 4" x 5' 8" (2.54m x 1.73m)

## BEDROOM TWO

11' 6" x 10' 2" (3.51m x 3.1m)

## BEDROOM 3

11' 6" x 5' 9" (3.51m x 1.75m)

## MASTER BEDROOM

11' 5" x 7' 8" (3.48m x 2.34m)

## 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.