



Helping *you* move



## 6 Highgate, Whitchurch, SY13 1SD

A fantastic opportunity to purchase a mature three bedroom semi detached house with character features, offered for sale with no upward chain and conveniently situated within easy walking distance of the town centre and local amenities. It is ideal if you are looking to put your own stamp on a property and has so much potential to become a beautiful home..

Offers Over  
**£195,000**

## Overview

- Mature Semi-Detached House
- Three Bedrooms
- No Upward Chain
- Character Features
- Two Reception Rooms
- Kitchen with pantry
- Utility Room
- Family Bathroom



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## 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.





# Your **Local** Property Experts

01948 667272



**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.

**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.

**LOCAL AUTHORITY** Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**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](mailto:whitchurch@barbers-online.co.uk)

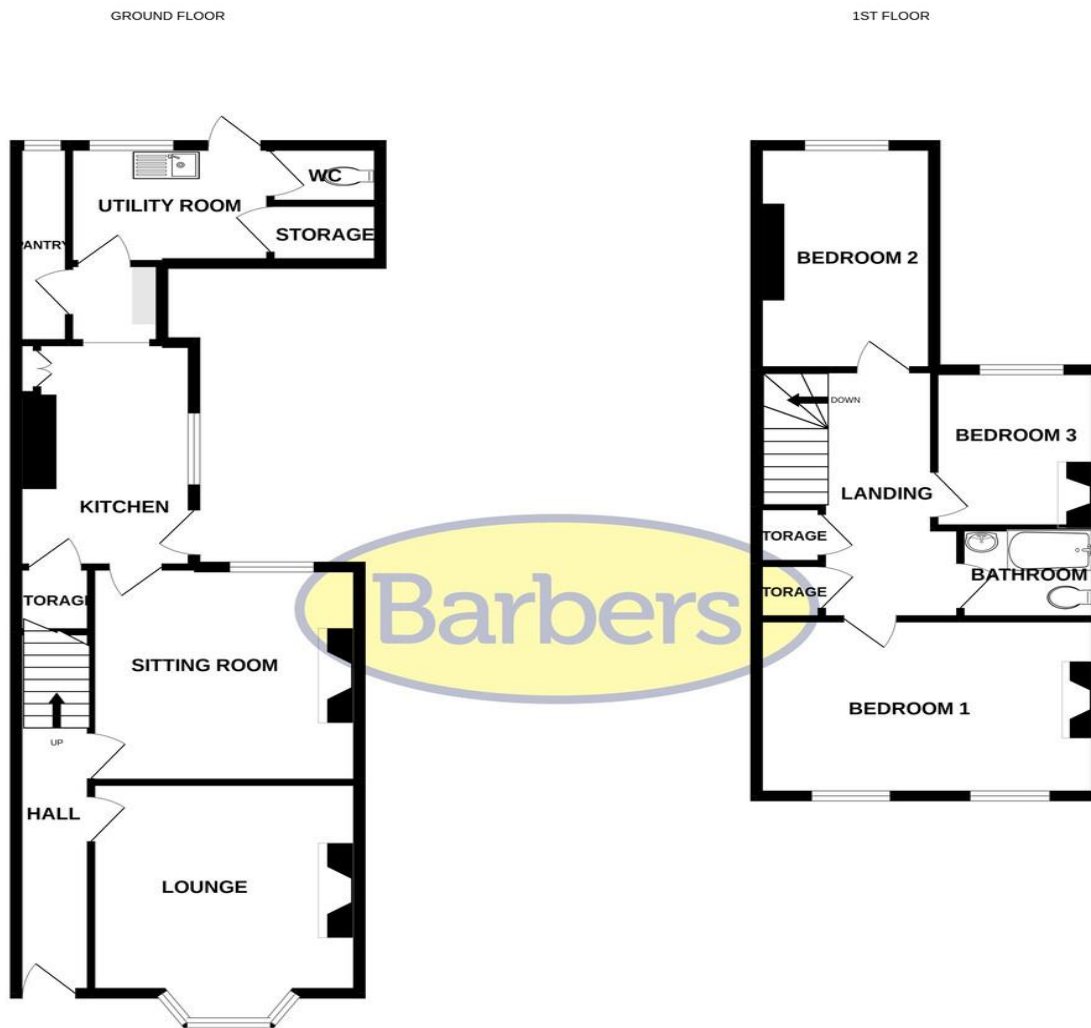
**HOW TO FIND THE PROPERTY** From the town centre travel into Mill Street, at the junction turn left into Highgate and the property can be found after a short distance on the right hand side, shortly before the Alkington Road junction.

**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.

WH3080413042022200422



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

14' 0" x 12' 5" (4.27m x 3.78m)

#### DINING ROOM

13' 1" x 11' 9" (3.99m x 3.58m)

#### KITCHEN

17' 6" x 8' 7" (5.33m x 2.62m)

#### UTILITY ROOM

9' 6" x 7' 1" (2.9m x 2.16m)

#### BEDROOM ONE

16' 2" x 9' 8" (4.93m x 2.95m)

#### BEDROOM TWO

12' 6" x 8' 7" (3.81m x 2.62m)

#### BEDROOM THREE

10' 0" x 8' 0" (3.05m x 2.44m)

#### BATHROOM

8' 2" x 5' 3" (2.49m x 1.6m)

## 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! Tel: 01948 667272

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.

**BARBERS ESTATE AGENT: 34 High Street,  
Whitchurch, SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)**

