



Helping *you* move



224 Wrexham Road, Whitchurch, SY13 1JE

Offers Over
£230,000

A beautifully presented three bedroom semi detached house, situated in a popular location on the fringe of Whitchurch and with the benefit of off road parking and garden.

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Overview

- Modern Semi Detached House
- Three Bedrooms
- Generous Lounge
- Open Plan Kitchen/Diner
- Cloakroom with WC
- Master En Suite Shower Room
- Family Bathroom
- Off Road Parking
- Front and Rear Gardens
- Viewing Recommended



“This superb three bedroom semi-detached house is situated in a popular location on the fringe of Whitchurch and is beautifully presented throughout. It has the benefit of off road parking as well as front and rear gardens and the ground floor accommodation comprises a light and airy Entrance Hall, Cloakroom with WC, generous Lounge with French doors opening onto the rear garden and a lovely open plan Kitchen/Diner. The first floor boasts Three Bedrooms incorporating two doubles and a single, Master En Suite Shower Room and a modern Family Bathroom. This really is a wonderful home and viewings are advised to fully appreciate everything it has to offer.”

Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clywd 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 water, drainage, gas and electricity 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.

LOCAL AUTHORITY

Council Tax Band C, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING ARRANGEMENTS

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available upon request



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 THE PROPERTY

From the town proceed onto Wrexham Road. Continue on past the turnings for Thompson Drive and Belton Road, proceed and the property can be found after a short distance on the left hand side shortly before the turning for Manor Close.

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.

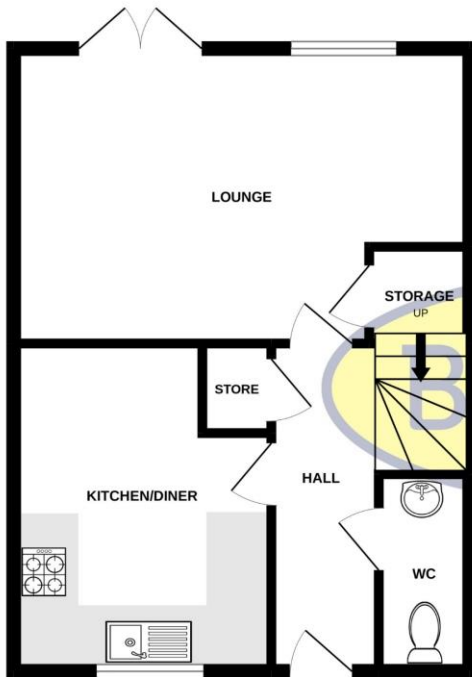
METHOD OF SALE

For Sale by Private Treaty.

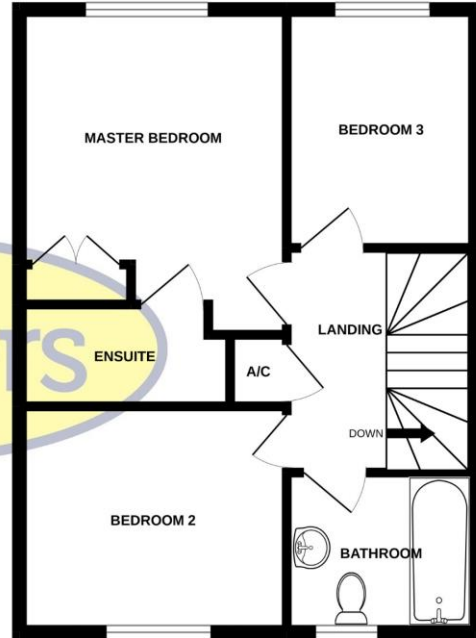
AGENTS NOTE

The vendor is a relative of an employee of Barbers.
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GROUND FLOOR



1ST FLOOR



KITCHEN/DINER

13' 2" x 10' 6" (4.01m x 3.2m)

LOUNGE

17' 8" x 11' 9" (5.38m x 3.58m)

MASTER BEDROOM

12' 1" x 10' 8" (3.68m x 3.25m)

EN SUITE

8' 6" x 4' 1" (2.59m x 1.24m)

BEDROOM TWO

10' 8" x 10' 2" (3.25m x 3.1m)

BEDROOM THREE

8' 8" x 6' 8" (2.64m x 2.03m)

BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m)

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

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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.