



Helping *you* move



## 16 Dodington, Whitchurch, SY13 1DZ

A modern four bedroom town house with low maintenance garden and allocated parking space. Conveniently situated close to the town centre and offered for sale on a 50% shared ownership basis.

Shared Ownership

**£104,000**

# 16 Dodington, Whitchurch, SY13 1DZ

## Overview

- Modern Town House
- Four Bedrooms
- 50% Shared Ownership Basis
- Open Plan Lounge/Dining/Kitchen
- Master En Suite and Family Bathroom
- Low Maintenance Rear Garden
- Convenient for Town Centre
- Allocated Parking Space
- EPC C, Council Tax Band C
- Leasehold



## Location

Situated in a conservation area 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.

## Brief Description

If we were to use three words to describe this property they would be SURPRISING, CONVENIENT AND AFFORDABLE. Surprising because it is so much bigger than it looks from the outside, convenient because the location is great for the town centre and local amenities, and finally affordable because a 50% share is being sold so if you don't currently have enough funds to buy a property of this calibre outright, this is an excellent way to make it your next home; and when circumstances allow, you can increase your share to a maximum of 100% ownership, subject to terms and conditions, if wanted.

On the ground floor the accommodation comprises Entrance Hall, Cloakroom with hand basin and WC, and L-shaped Kitchen/Diner/Lounge perfect for modern day family living, with doors leading to the Garden. The Master Bedroom with Ensuite Shower Room is on the first floor, along with another large room which would make an ideal additional Lounge if it is not needed as a bedroom. The second floor completes the accommodation having a further Two Bedrooms and the Family Bathroom. Outside there is a low maintenance Garden with a gate leading to the allocated Parking Space.



# Your Local Property Experts

01948 667272



## TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 125 years with 109 years remaining. Vacant possession upon completion

## RENT

We are advised that for a 50% owned share the rent would currently be £264.90pcm.

## SERVICE CHARGE/GROUND RENT

We are advised that the service charge is currently £50.73 per calendar month and the ground rent is currently £14.58 per calendar month.. This will be confirmed by solicitors during pre contract enquiries.

## 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.



## VIEWING

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

## LOCAL AUTHORITY

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

## DIRECTIONS

From our office, turn right into the High Street, at the bottom of the High Street follow the pedestrian area to the corner, turning left into Watergate Street, continue on past Bark Hill and the property can be found after a short distance on the left hand side.

## 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 C. The full energy performance certificate (EPC) is available for this property upon request.

## METHOD OF SALE

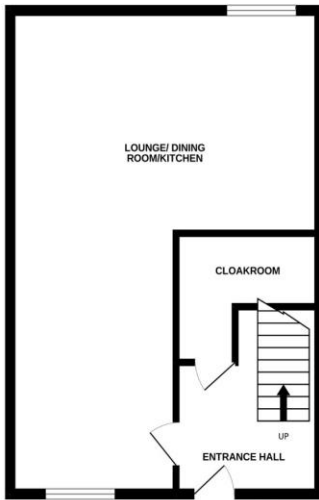
For Sale by Private Treaty.

## AML REGULATIONS

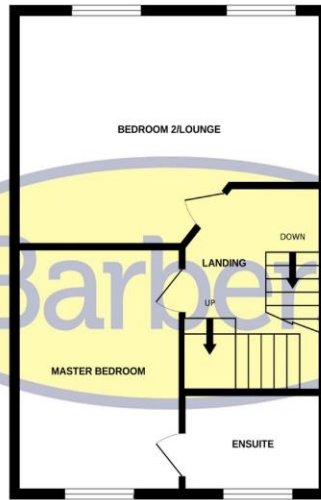
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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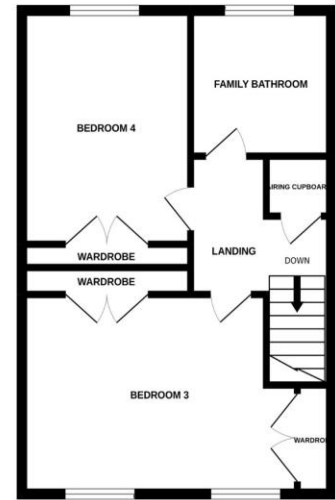
GROUND FLOOR



1ST FLOOR



2ND 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.  
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**KITCHEN/DINER/LOUNGE**

26' 0" x 16' 4" (7.92m x 4.98 max)

**MASTER BEDROOM**

13' 3" x 9' 1" (4.04m x 2.77m)

**ENSUITE SHOWER ROOM**

6' 3" x 5' 4" (1.91m x 1.63m)

**BEDROOM TWO/LOUNGE**

16' 4" x 12' 4" (4.98m x 3.76m)

**BEDROOM THREE**

13' 6" x 13' 5" (4.11m x 4.09m)

**BEDROOM FOUR**

10' 0" x 9' 10" (3.05m x 3m)

**FAMILY BATHROOM**

7' 0" x 6' 6" (2.13m x 1.98m)

**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

34 High Street, Whitchurch, SY13 1BB

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.