



Helping *you* move



The Old Coach House, Welshampton, SY12 0PG

Offers in the Region of

£280,000

NO UPWARD CHAIN. A two bedroom detached cottage set on a good size plot in the popular village of Welshampton. In need of modernisation but with so much potential to become a lovely home.

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Overview

- Detached Cottage
- Two Bedrooms
- Popular Village Location
- Requires Modernisation
- Two Reception Rooms
- Kitchen, Bathroom
- Good Size Plot With Outbuilding
- Ample Parking Space
- No Upward Chain
- EPC G, Council Tax Band E



Location

The property is situated in the village of Welshampton which benefits from a highly regarded primary school. Whitchurch is approximately 8 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four 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, Birmingham and London plus other major cities. The market town of Ellesmere is approximately 3 miles away and is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. Ellesmere has requirements for daily living including a weekly market, primary and secondary schools and the renowned Ellesmere College. The larger Centres of Oswestry, Shrewsbury and Wrexham are between 8 and 16 miles approximately.

Brief Description

Offered for sale with no upward chain, this two bedroom detached cottage is in need of modernisation but has so much potential and is ideal if you are looking for a property that you can put your own stamp on. It is set on a good size plot in the popular village of Welshampton which has a highly regarded primary school and a local inn. The accommodation comprises Lounge, Dining Room, Kitchen, Bathroom and Two Double Bedrooms. Externally, there is ample parking space for several vehicles along with a useful brick built outbuilding.



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

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. 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.



DIRECTIONS

From Whitchurch take the A525 towards Wrexham, after approximately 2 miles, turn left onto Ellesmere Road, continue for approximately 6 miles into Welshampton, continue through the village and the entrance to the property can be found on the left hand side shortly after the primary school.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk

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

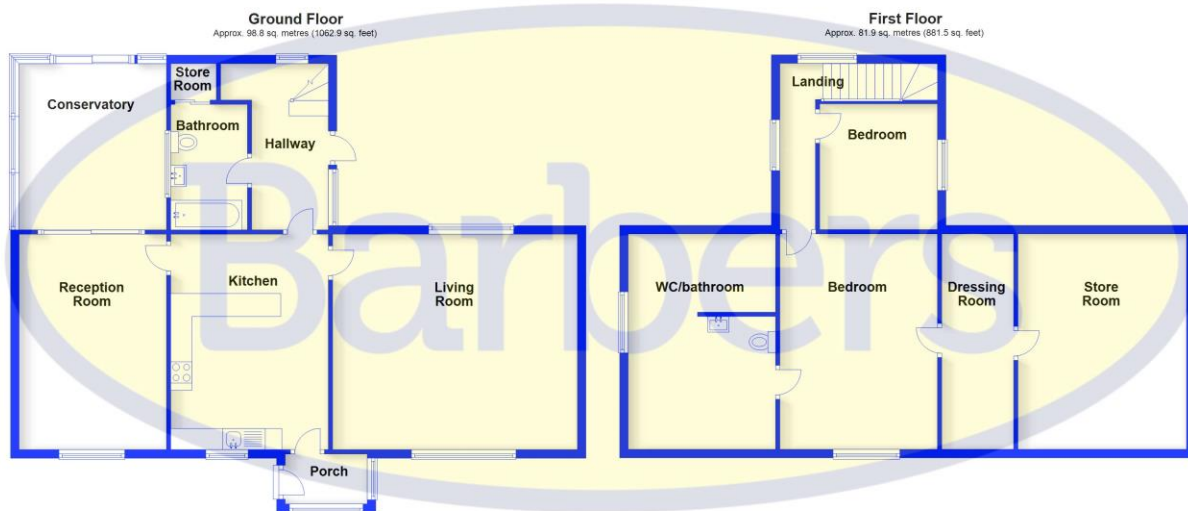
METHOD OF SALE

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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Total area: approx. 180.6 sq. metres (1944.5 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

LOUNGE

19' 0" x 16' 1" (5.79m x 4.9m)

DINING ROOM

16' 6" x 11' 3" (5.03m x 3.43m)

KITCHEN

13' 3" x 12' 1" (4.04m x 3.68m)

BATHROOM

9' 8" x 5' 8" (2.95m x 1.73m)

BEDROOM ONE

17' 6" x 12' 4" (5.33m x 3.76m)

BEDROOM TWO

9' 7" x 9' 0" (2.92m x 2.74m)

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

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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.