



Helping *you* move



**7 West View, Church Lane, Ash Magna, SY13 4DZ**

Offers in the Region of

**£260,000**

A three bedroom semi detached house set on a great size plot adjoining open fields, in the sought after village of Ash Magna.

# 7 West View, Church Lane, Ash Magna, SY13 4DZ

## Overview

- Mature Semi-Detached House
- Three Bedrooms
- Great Size Plot adjoining open fields
- Sought After Village Location
- Fantastic Potential
- Generous Driveway
- Large Gardens
- Garage
- Viewing Recommended
- EPC D
- Council Tax Band B



**7 West View is a three bedroom semi detached house which sits on a sizable plot adjoining open fields. It has plenty of scope to extend subject to the necessary consents. Located in the most sought after village of Ash Magna which has a wonderful sense of community and benefits from a local inn, village hall, tennis court and bowling green. Although requiring some updating it has the potential to continue to be a much loved home for another generation. The ground floor accommodation comprises Entrance Hall, Living Room, Dining Room, Kitchen, Garden Room. Upstairs there are Three Bedrooms and a Family Bathroom. The property is approached over a great size driveway with ample parking. There are large gardens to front, side and rear are mainly laid to lawn and have mature trees and bushes. The property also benefits from air source heating.**

## LOCATION

The property is situated in the village of Ash Magna with a local inn, village hall, church, tennis court and bowling green. The historic North Shropshire market town of Whitchurch is approximately 2 miles away and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. From Whitchurch the larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 22 miles approximately.



#### 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 B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains electricity, water, drainage and air source heating 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)



#### DIRECTIONS

From Whitchurch proceed towards Nantwich on the B5398, at the roundabout take the second exit onto the A525, at the next roundabout take first exit onto Ash Road, continue for approximately one and half miles. After entering the village take a left into Church Lane (White Lion Pub is located immediately on your left), continue on and the property can be found after a short distance on the right 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 D. The full energy performance certificate (EPC) is available for this property upon request.

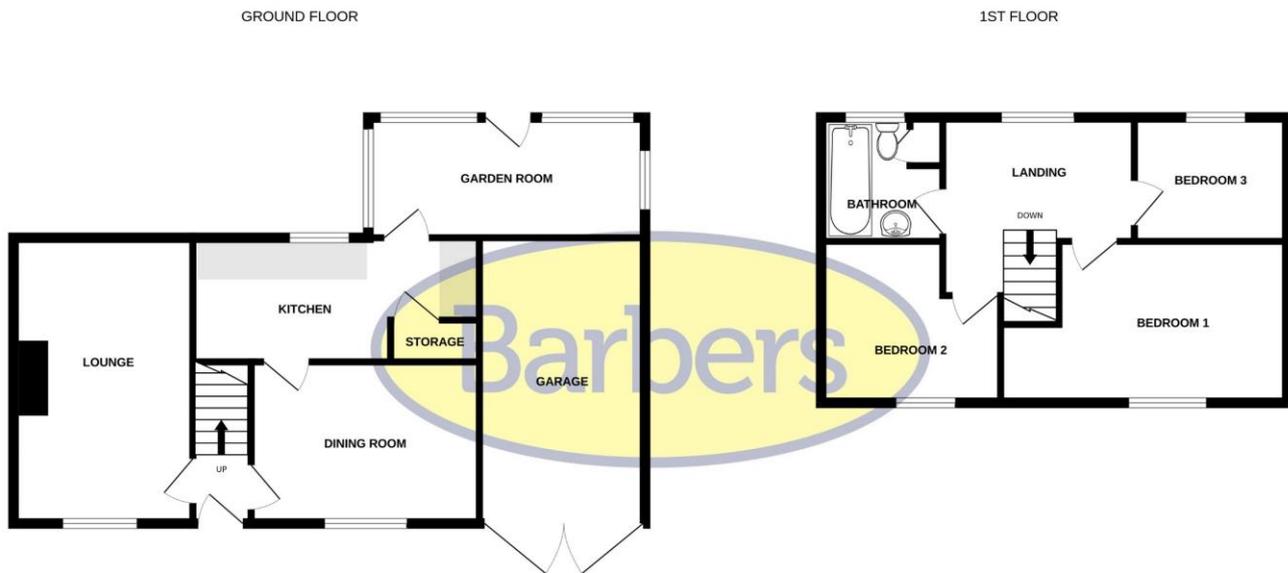
#### METHOD OF SALE

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.

WH32388 27031425



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 ©2025

**SITTING ROOM**

16' x 10' (4.88m x 3.05m)

**DINING ROOM**

13' x 9' (3.96m x 2.74m)

**KITCHEN**

16' x 6' 7" (4.88m x 2.01m)

**GARDEN ROOM**

16' 4" x 6' 9" (4.98m x 2.06m)

**BEDROOM ONE**

13' x 9' 2" (3.96m x 2.79m)

**BEDROOM TWO**

10' 4" x 10' 3" (3.15m x 3.12m)

**BEDROOM THREE**

10' 1" x 6' 7" (3.07m x 2.01m)

**ATTACHED GARAGE**

17' 0" x 9' 6" (5.18m x 2.9m)

## 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.