



Helping *you* move



## 6 Richmond Terrace, Whitchurch, SY13 1RH

Offers in the Region of  
**£235,000**

A charming two double bedroom mid terrace house with character features, off road parking and good size rear garden, conveniently situated within easy access of the town centre, local schools and train station.



# 6 Richmond Terrace, Whitchurch, SY13 1RH

## Overview

- Period Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Large Shower Room
- Rear Courtyard and Garden
- Off Road Parking
- Convenient for Town Centre and Local Schools
- EPC D
- Council Tax Band B



## 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, 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, 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

A deceptively spacious two double bedroom period mid terrace house conveniently situated within easy access of the town centre, local schools and train station. This charming property is full of character and the accommodation comprises Entrance Hall with original Minton flooring, Lounge with log burner, shutter blinds and bespoke built in alcove cupboards, Dining Room with feature fireplace, generous Kitchen/Breakfast Room with French doors onto the rear patio area, Cloakroom with WC, Two Double Bedrooms including the Master Bedroom with bespoke fitted wardrobes and there is also a large Shower Room. Outside, to the rear is a lovely paved patio area and a pedestrian gate leads through a shared access way onto an enclosed garden, mainly laid to lawn with borders filled with established shrubs, plants and trees. To the front is a driveway providing off road parking and the property benefits from double glazing and gas central heating throughout.



# 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.

## LOCAL AUTHORITY

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

## 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 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



## DIRECTIONS

At the traffic lights situated in Bridgewater/Brownlow Street turn into Station Road and 6 Richmond Terrace will 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 D. The full energy performance certificate (EPC) is available for this property upon request.

## METHOD OF SALE

For Sale by Private Treaty.

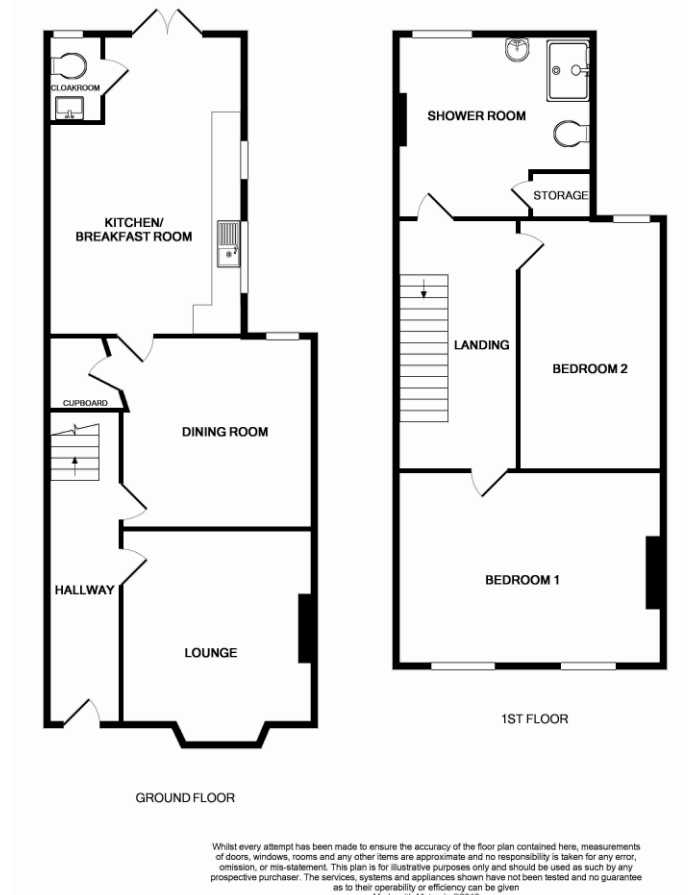
## AML REGULATIONS

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.

## AGENTS NOTE

For details on broadband speed and mobile phone coverage please visit the Ofcom website.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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' 3" x 12' 2" (4.34m x 3.71m)

**DINING ROOM**

13' 2" x 13' 0" (4.01m x 3.96m)

**KITCHEN/BREAKFAST ROOM**

19' 8" x 10' 1" (5.99m x 3.07m)

**BEDROOM ONE**

14' 3" x 12' 3" (4.34m x 3.73m)

**BEDROOM TWO**

13' 2" x 10' 4" (4.01m x 3.15m)

**SHOWER ROOM**

10' 5" x 10' 2" (3.18m x 3.1m)

**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.