



Helping *you* move



## 9 Leech Road, Malpas, SY14 8QN

**NO UPWARD CHAIN.** A three bedroom semi-detached house with driveway, single garage and low maintenance rear garden, situated in the popular village of Malpas.

Offers in the Region of  
**£220,000**

# 9 Leech Road, Malpas, Cheshire, SY14 8QN

## Overview

- Three Bedroom Semi-Detached House
- Popular Village Location
- Driveway and Single Garage
- No Upward Chain
- Open Plan Lounge/Diner
- Low Maintenance Rear Garden
- Kitchen, Conservatory
- Shower Room
- Solar Panels
- EPC C
- Council Tax Band C



## Location

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 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 larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## Brief Description

Offered for sale with no upward chain, this three bedroom semi-detached house presents an exciting opportunity for buyers looking to create their perfect home. Located in the bustling village of Malpas with an excellent range of amenities and highly regarded primary and secondary schools, this property is ideal for families and those seeking a vibrant village community. The home features an Entrance Hall leading to a spacious Lounge/Diner, ideal for family living. The adjoining Kitchen offers plenty of potential for modernisation and connects to a Conservatory, overlooking the rear garden. Upstairs, there are Three Bedrooms and a Family Shower Room. Externally, the property benefits from a driveway, a detached single garage and an attractive front garden. The low maintenance paved rear garden features well-tended borders filled with a variety of plants and flowers. The property also benefits from solar panels.

Situated in a sought after village, this home offers the best of both worlds: the charm of village life combined with easy access to local shops, schools, and transport links. It's the perfect canvas for a new owner to put their own stamp on.





#### 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 C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

#### SERVICES

We are advised that mains electricity, gas, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.  
<https://checker.ofcom.org.uk/>



#### 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 the centre of Malpas travel into Well Street, continue on then turn left into Leech Road where 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.

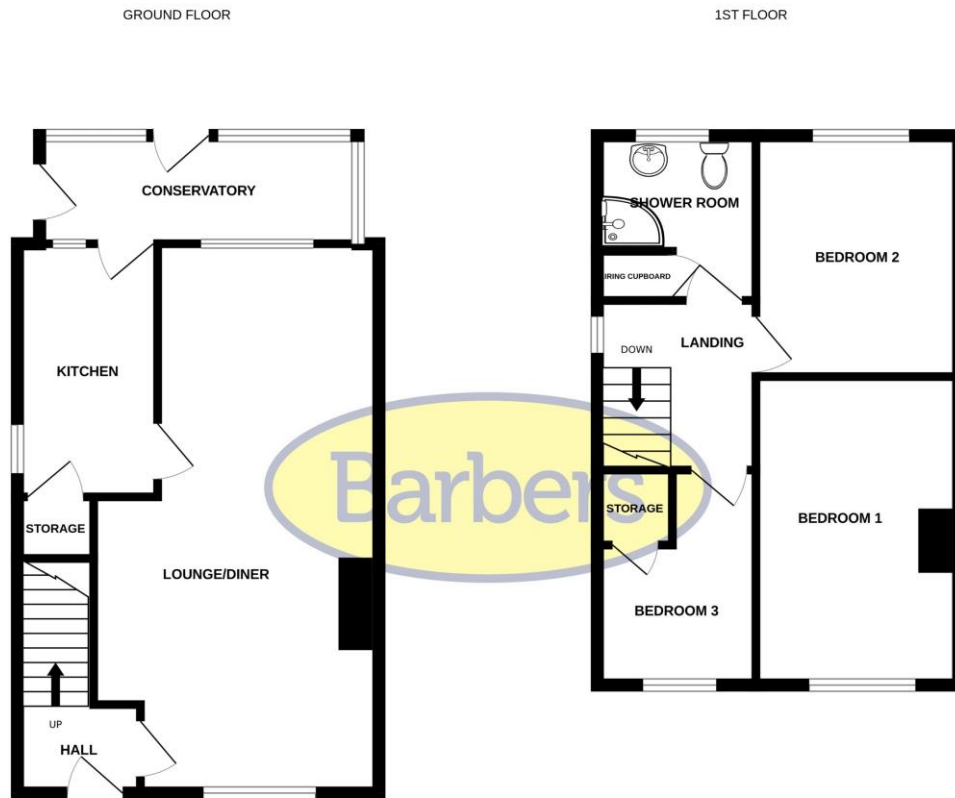
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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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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LOUNGE/DINER  
24' 9" x 12' 9" (7.54m x 3.89m) max

KITCHEN  
11' 6" x 6' 5" (3.51m x 1.96m)

CONSERVATORY  
14' 2" x 4' 8" (4.32m x 1.42m)

BEDROOM ONE  
13' 0" x 9' 2" (3.96m x 2.79m)

BEDROOM TWO  
11' 5" x 9' 2" (3.48m x 2.79m)

BEDROOM THREE  
9' 8" x 6' 4" (2.95m x 1.93m) max

GARAGE  
13' 0" x 9' 9" (3.96m x 2.97m)

## 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.