



Helping *you* move



1 Striga Bank, Hanmer, SY13 3BJ

A well presented three bedroom detached house with spacious driveway, single garage and attractive gardens, situated on a peaceful cul-de-sac in the picturesque village of Hanmer.

Offers Over
£325,000

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Overview

- Three Bedroom Detached House
- Peaceful Village Location
- Countryside Views
- Two Reception Rooms
- Spacious Driveway and Single Garage
- Attractive Rear Garden
- Master En Suite and Family Bathroom
- EPC D
- Council Tax Band F



Situated in the picturesque village of Hanmer, this delightful three-bedroom detached house offers the perfect blend of peaceful countryside living and modern comforts. With views over fields to the front and the scenic mere nearby, this home enjoys a peaceful yet well-connected setting. Upon entry, you are greeted by a welcoming Entrance Hall with Cloakroom. The comfortable Lounge features a large bay window that fills the room with natural light and French doors open into the Dining Room which has sliding doors leading to the rear garden, allowing for easy outdoor access. The well equipped Kitchen opens into a handy Utility Room. Upstairs, the master bedroom offers views towards the mere and benefits from its own en suite shower room. The second bedroom overlooks the surrounding fields and features built-in wardrobes for added convenience. A third bedroom and a family bathroom complete the first floor accommodation. To the front, a generous driveway leads to a single detached garage, providing ample off-road parking and additional storage. The attractive rear garden features a paved patio area, perfect for outdoor dining or relaxing, as well as a lawn surrounded by a variety of established shrubs and plants, offering a private and peaceful outdoor space.

LOCATION

Situated in the charming village of Hanmer which benefits from having a Village Stores with Post Office, Primary School, Pub, Church and Mere. Whitchurch is 6.5 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.



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 F. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

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

DIRECTIONS

From Whitchurch take the A525 towards Wrexham, continue for approximately 3.9 miles then turn left onto the A539 signposted Hanmer. After approximately 1 mile turn left again into Hanmer, continue on and then turn left by the Village Store, continue on then turn left into Striga Bank 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 D. 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) per buyer, 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, directly to Movebutler, and is non-refundable

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LOUNGE

16' 0" x 12' 4" (4.88m x 3.76m) max

DINING ROOM

11' 2" x 9' 7" (3.4m x 2.92m)

KITCHEN

14' 5" x 8' 9" (4.39m x 2.67m)

UTILITY ROOM

5' 7" x 4' 7" (1.7m x 1.4m) max

BEDROOM ONE

10' 9" x 10' 5" (3.28m x 3.18m)

BEDROOM TWO

12' 3" x 9' 4" (3.73m x 2.84m)

BEDROOM THREE

10' 5" x 8' 0" (3.18m x 2.44m) max

BATHROOM

8' 1" x 4' 9" (2.46m x 1.45m)

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

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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.