



Helping *you* move



11 Sherrymill Hill, Whitchurch, SY13 1BN

Offers in the Region of
£260,000

NO UPWARD CHAIN. A great size three bedroom detached home overlooking Jubilee Park, with large garden and detached garage, conveniently situated within easy walking distance of the town centre.

11 Sherrymill Hill, Whitchurch, SY13 1BN

Overview

- Spacious Detached House
- Three Bedrooms
- Convenient for Town Centre
- No Upward Chain
- Large Garden
- Rear Views over Jubilee Park
- Two Reception Rooms
- Kitchen/Diner
- Off Road Parking
- Detached Garage with storage space above
- EPC C, Council Tax Band D



This good size three-bedroom detached home is just a short distance from the town centre, offering the perfect blend of convenience and comfort. With a rear aspect overlooking the local Jubilee Park, the home features off-road parking with gates leading to a large garden, complete with a detached garage with useful storage space above and there's also a separate patio area. Inside, you'll find an Entrance Porch leading to the Hallway. There is a generous Lounge, which opens onto the rear patio and a separate Dining Room provides a great space for family meals. The Kitchen/Diner offers ample space with potential for updating to suit modern tastes. The first floor is home to Three Bedrooms, including a Master Bedroom with a separate dressing room, which could potentially be converted into an en-suite and there is also a Family Bathroom.

Offered with no upward chain, this property presents a great opportunity for buyers looking to update and add their personal touch to a home in a convenient location.

LOCATION

The property is 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.



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

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

DIRECTIONS

From Whitchurch High Street travel into Yardington, at the mini roundabout turn right into Sherrymill Hill 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.

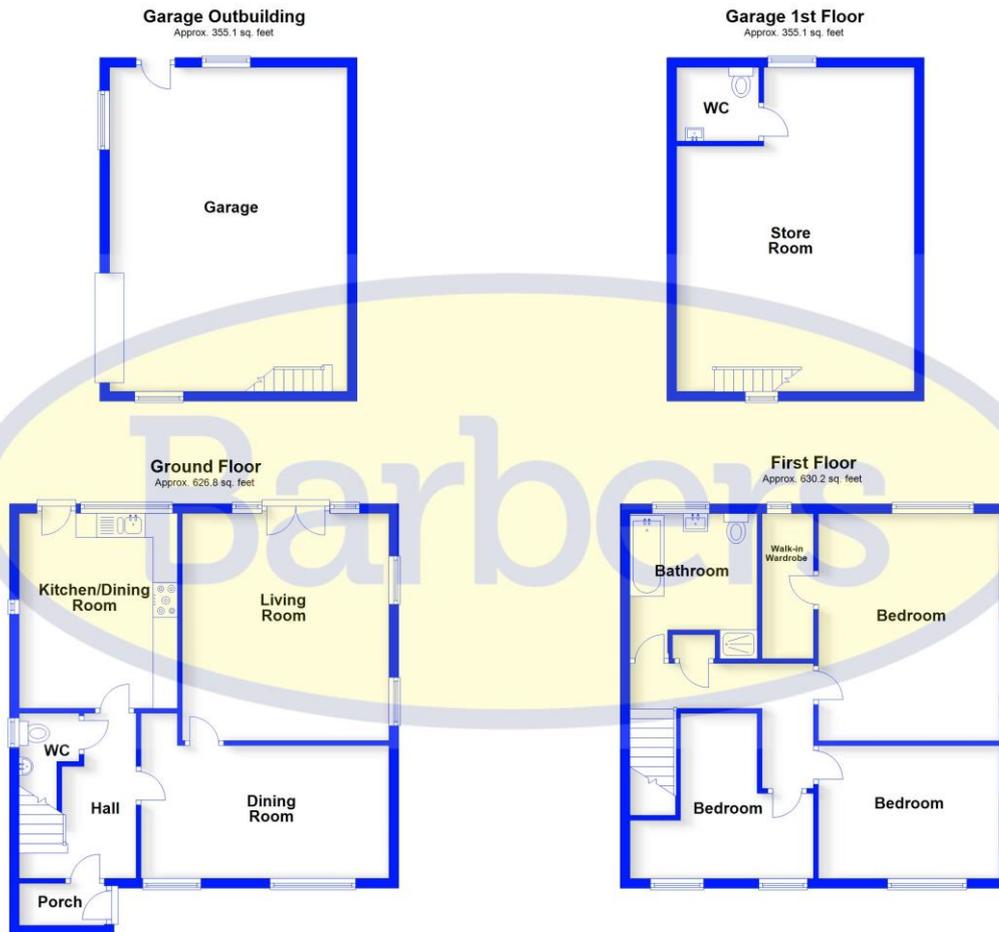
METHOD OF SALE

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) 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.

WH37009 6225



Total area: approx. 1967.2 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

15' 6" x 13' 8" (4.72m x 4.17m)

DINING ROOM

16' 7" x 9' 2" (5.05m x 2.79m)

KITCHEN/DINER

13' 5" x 10' 8" (4.09m x 3.25m)

BEDROOM ONE

15' 5" x 12' 3" (4.7m x 3.73m)

BEDROOM TWO

12' 4" x 9' 2" (3.76m x 2.79m)

BEDROOM THREE

12' 4" x 11' 4" (3.76m x 3.45m) max

FAMILY BATHROOM

9' 8" x 8' 7" (2.95m x 2.62m)

GARAGE

22' 5" x 16' 2" (6.83m x 4.93m)

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



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.