



Helping *you* move



## 33 Blackmore Grove, Whitchurch, SY13 1RR

**NO UPWARD CHAIN.** A two bedroom mid-terrace house with rear courtyard and two parking spaces, situated on a quiet cul-de-sac in a popular residential area of Whitchurch.

Offers in the Region of  
**£160,000**

# 33 Blackmore Grove, Whitchurch, SY13 1RR

## Overview

- Two Bedroom Mid Terrace House
- No Upward Chain
- Quiet Cul-de-Sac Location
- Two Parking Spaces
- Rear Courtyard Garden
- Lounge, Kitchen
- Conservatory
- Kitchen/Breakfast Room
- Wet Room
- EPC TBC
- Council Tax Band B



Tucked away on a quiet cul-de-sac in the popular market town of Whitchurch, this well-maintained two-bedroom mid-terrace house is an ideal choice for first-time buyers or those looking to downsize and is conveniently located within walking distance of the town centre, where you'll find an excellent selection of shops, cafes, and local amenities. Offered for sale with no upward chain, the accommodation comprises a welcoming Entrance Hall, a spacious Lounge, and a well-appointed Kitchen. The addition of a lean-to Conservatory provides extra space and upstairs, you'll find two comfortable bedrooms and a Wet Room. Externally, the property benefits from two dedicated parking spaces and a private rear courtyard garden. This property has been a much-loved home and is now ready for new owners. Don't miss the opportunity to make it your own!

## 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.





# 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 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

Turn towards the Community Hospital/ Wirswall/Marbury off Brownlow Street onto Claypit Street/Alport Road. Continue on and Blackmore Grove is on the right hand side, proceed and 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 tbc. The full energy performance certificate (EPC) is available for this property upon request.

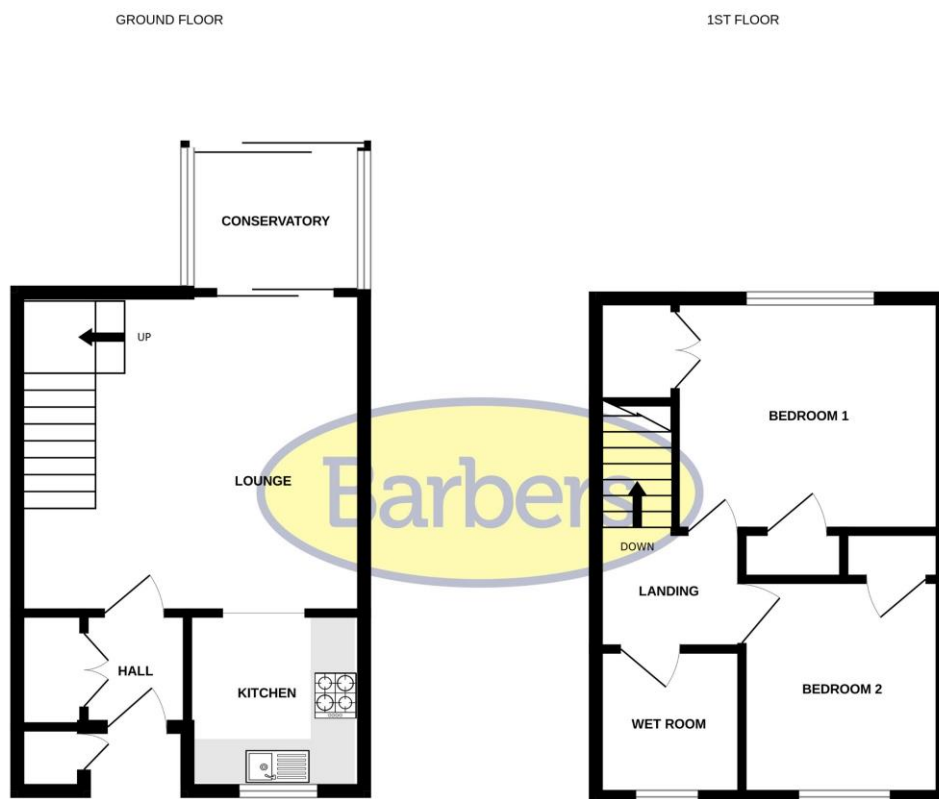
### METHOD OF SALE

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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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**  
14' 8" x 13' 7" (4.47m x 4.14m)

**KITCHEN**  
7' 6" x 7' 6" (2.29m x 2.29m)

**CONSERVATORY**  
7' 6" x 6' 2" (2.29m x 1.88m)

**BEDROOM ONE**  
11' 1" x 10' 3" (3.38m x 3.12m)

**BEDROOM TWO**  
9' 2" x 7' 2" (2.79m x 2.18m)

**WET ROOM**  
6' 2" x 5' 8" (1.88m x 1.73m)

## 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.