



Helping *you* move



46 The Grove, Tarporley Road, Whitchurch, SY13 1LU

NO UPWARD CHAIN. A three bedroom semi-detached house situated in a sought after and established residential area of Whitchurch. With driveway, single garage and attractive gardens. Although requiring updating, it has fantastic potential and is ready for a new owner to make it their own.

Offers in the Region

£220,000

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Overview

- Three Bedroom Semi-Detached House
- Popular area of Whitchurch
- Within Walking Distance of Town Centre
- No Upward Chain
- Lounge and Dining Room
- Driveway and Single Garage
- Well Maintained Gardens
- Ideal for buyers seeking a home to update and personalise
- EPC E, Council Tax Band B



Situated in a popular and well established area of Whitchurch, this three bedroom semi-detached house offers a fantastic opportunity for those looking to put their own stamp on a property. Within walking distance of the town centre and local amenities, the home combines the convenience of town living with a quiet residential setting. It is offered for sale with no upward chain and although requiring updating, it is ready for a new owner to personalise and make it their own. On the ground floor, you'll find an Entrance Hall leading into the Kitchen which offers plenty of scope for modernisation. The good size Lounge opens into a Dining Room which benefits from doors that lead out onto the rear garden, creating a perfect area for both relaxing and entertaining and a useful rear porch provides additional storage space. Upstairs, the property boasts Three Bedrooms, including two doubles and a single and the family bathroom completes the accommodation. Outside, the property offers a driveway leading to a single garage, as well as a lawned garden to the front bordered by established shrubs and plants. The rear garden features a patio area and lawn, providing plenty of outdoor space to enjoy.

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.



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. Gas 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 the town centre take the A49 in the direction of Tarporley/Warrington, after a short distance take a left into The Grove, follow the road round and number 46 can be found on the right 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 E. The full energy performance certificate (EPC) is available for this property upon request.

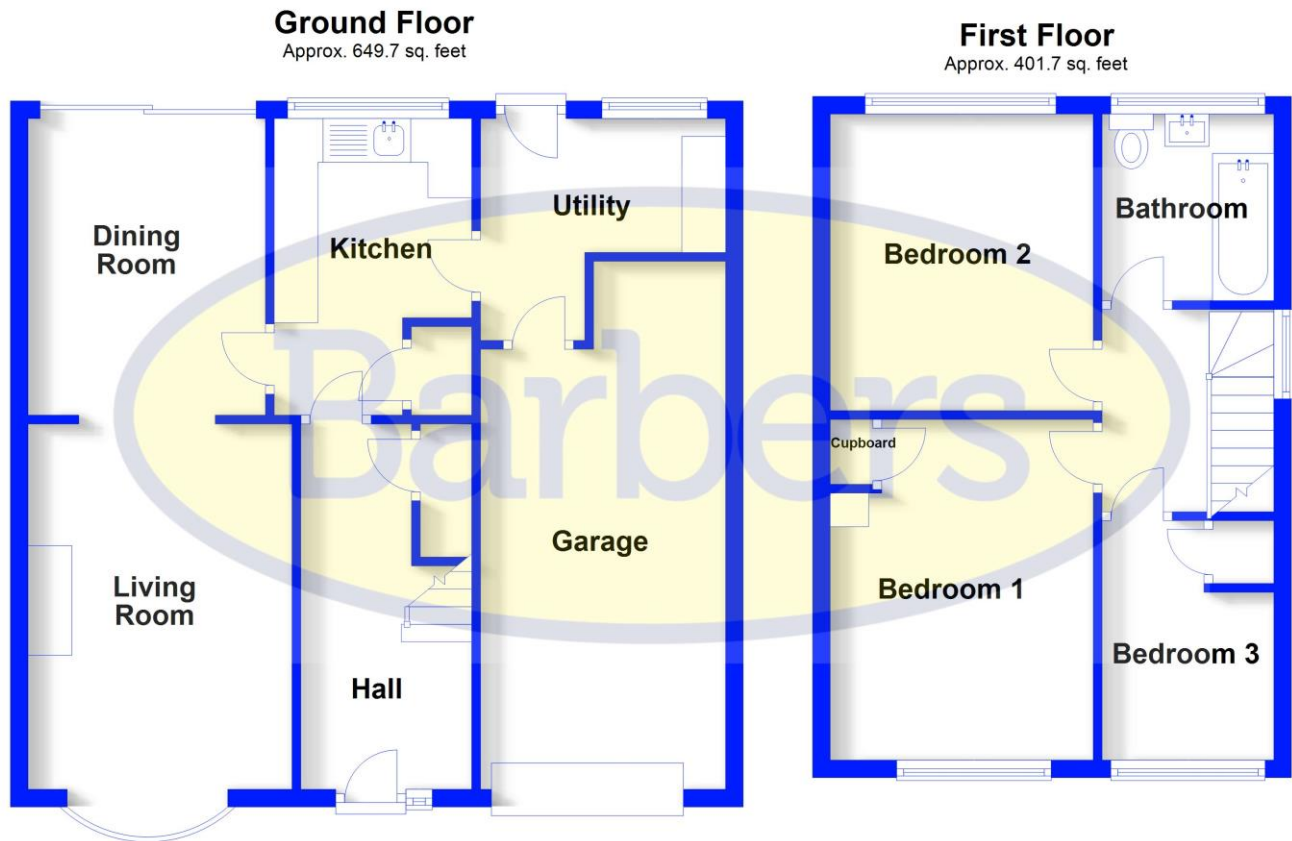
METHOD OF SALE

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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Total area: approx. 1051.4 sq. feet

KITCHEN

11' 1" x 7' 3" (3.38m x 2.21m) max

LOUNGE

12' 8" x 10' 4" (3.86m x 3.15m) max

DINING ROOM

11' 1" x 8' 9" (3.38m x 2.67m)

BEDROOM ONE

12' 8" x 10' 0" (3.86m x 3.05m)

BEDROOM TWO

10' 9" x 10' 0" (3.28m x 3.05m)

BEDROOM THREE

8' 9" x 6' 0" (2.67m x 1.83m) max

BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m)

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

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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.