



135 Wrexham Road, Whitchurch, SY13 1JF

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**135 Wrexham Road, Whitchurch, SY13 1JF**

**Offers In Region Of £250,000**



- Very Well Maintained Semi-Detached House
- Three Bedrooms
- Large driveway and single garage providing ample parking
- No Upward Chain

- Great Size Gardens
- Lounge, Dining Room, Kitchen
- Viewing Highly Recommended
- EPC D, Council Tax Band B





Offered for sale with no upward chain, this very well-maintained, three-bedroom semi-detached house is situated on the fringe of the market town of Whitchurch. It is ideally located just a short walk from the picturesque canal and country park with plenty of peaceful walks, while still being within easy reach of the town centre and local schools. Set back from the road, the property boasts a large driveway and single garage, providing ample parking. This much-loved home welcomes you with an inviting entrance hall leading to a cosy lounge featuring a large window offering plenty of natural light. The separate kitchen and dining room offer the potential for a fantastic open-plan kitchen/diner (subject to necessary local authority consents). Upstairs, the property comprises three well-proportioned bedrooms and a family shower room. Externally, the front of the property is complemented by a large driveway, bordered by a lawn and a raised bed filled with mature shrubs. There is a very useful brick built store and to the rear is a great size garden, mainly laid to lawn with well-stocked borders featuring established shrubs, plants, and trees, making it a perfect space for relaxing or entertaining.







## 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.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage, gas and electricity 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.

## 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.

## DIRECTIONS

From the town centre travel into Mill Street and then into Highgate, continue into Wrexham Road past the turning for Belton Road and the property can be found after a short distance on the right hand side.

## ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

## LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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.

WH37537 010425



LOUNGE

12' 9" x 12' 1" (3.89m x 3.68m)

KITCHEN

9' 0" x 8' 8" (2.74m x 2.64m)

BEDROOM ONE

12' 7" x 9' 1" (3.84m x 2.77m)

BEDROOM TWO

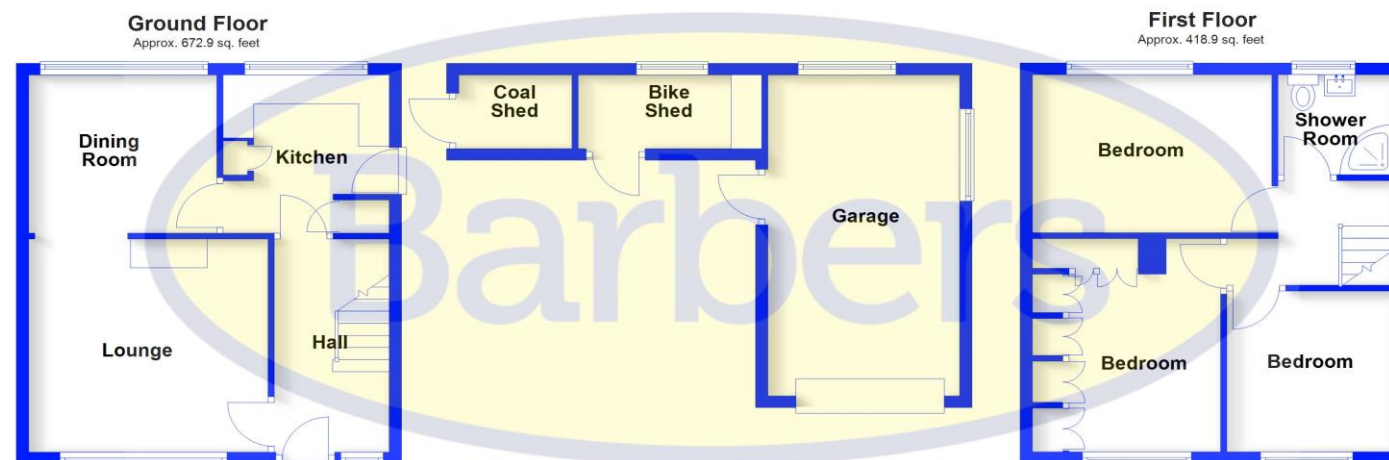
12' 3" x 8' 5" (3.73m x 2.57m)  
excluding wardrobes

BEDROOM THREE

9' 1" x 9' 0" (2.77m x 2.74m)

GARAGE

18' 5" x 10' 6" (5.61m x 3.2m)



Total area: approx. 1091.8 sq. feet



WHITCHURCH  
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