



Helping *you* move



## 3 Hillewood Avenue, Whitchurch, SY13 1SP

Offers in the Region of  
**£230,000**

**NO UPWARD CHAIN.** A two double bedroom detached bungalow with driveway, single garage and well maintained gardens, conveniently situated on a quiet cul-de-sac within walking distance of the town centre.



# 3 Hillewood Avenue, Whitchurch, SY13 1SP

## Overview

- Detached Bungalow
- Two Double Bedrooms
- No Upward Chain
- Quiet cul-de-sac location
- Within walking distance of town centre
- Driveway and Single Garage
- Well-Maintained Garden
- Lounge/Dining Room
- Kitchen
- Bathroom
- EPC D, Council Tax Band C



Offered for sale with no upward chain, this delightful two bedroom detached bungalow is perfectly situated on a peaceful cul-de-sac, just a short walk from the town centre and local amenities. This well-maintained home offers comfortable living with a driveway and single garage, providing off-road parking and additional storage space. Inside, you'll find a welcoming Entrance Hall leading to a Lounge/Dining Room with dual-aspect windows, ensuring plenty of natural light. The Kitchen is well-equipped, offering practical storage and workspace. The bungalow also features Two Double Bedrooms, perfect for a small family or as guest rooms and the Bathroom completes the accommodation. Additionally, the property benefits from a lean-to area at the side, providing useful storage space and adding even more versatility to the home. Externally, the property boasts a generous, well-maintained garden, mainly laid to lawn with a patio area, ideal for outdoor dining or relaxing, and established, well-stocked borders filled with a variety of mature shrubs and plants. This property is ideal for anyone looking for a peaceful home in a great location with all the conveniences of nearby amenities.

## 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 C. 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

From the town centre travel into Mill Street into Highgate corner, travel into Liverpool Road and take the second turning left into Hillewood Avenue, 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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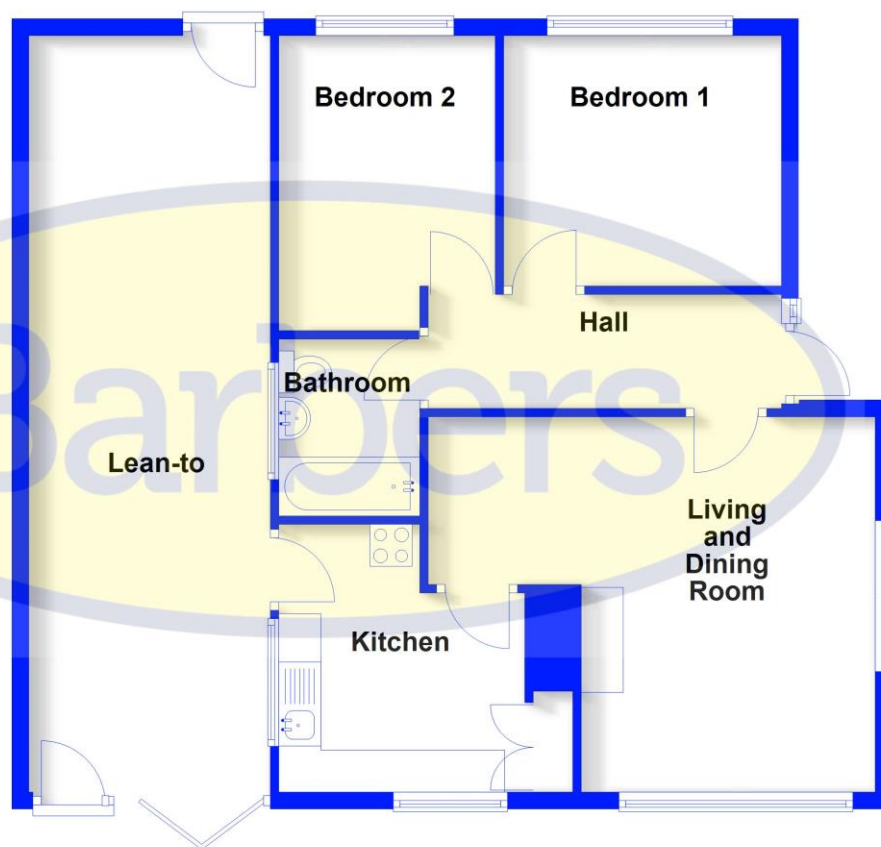


**Outbuilding**  
Approx. 30.1 sq. feet



**Ground Floor**

Approx. 933.6 sq. feet



Total area: approx. 963.8 sq. feet

**LOUNGE/DINING**

17' 5" x 14' 8" (5.31m x 4.47m) max

**KITCHEN**

10' 5" x 9' 6" (3.18m x 2.9m)

**BEDROOM ONE**

10' 5" x 10' 1" (3.18m x 3.07m)

**BEDROOM TWO**

12' 3" x 8' 6" (3.73m x 2.59m)

**BATHROOM**

6' 11" x 5' 6" (2.11m x 1.68m)

## 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)

**Barbers**

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.