



Helping *you* move



2 The Sidings, Station Road, Whitchurch, SY13 1RL

Offers in the Region of

£240,000

A beautifully presented modern three bedroom semi-detached house with attractive gardens and ample parking, situated on a small cul-de-sac and within easy access of the town centre, train station and local schools.

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Overview

- Modern Semi-Detached House
- Three Bedrooms
- Convenient for town centre, train station and local schools
- Beautifully Presented throughout
- Kitchen/Breakfast Room
- Lounge
- Large Family Bathroom
- Well Maintained Rear Garden
- Ample Parking
- EPC B
- Council Tax Band C



Located in a small cul de sac with just six properties, this modern three bedroom semi detached house is conveniently situated within easy walking distance of the town centre, train station and local schools. It is a lovely home that is beautifully presented throughout. The welcoming entrance hall leads to the lounge and then onto the kitchen/breakfast room with a modern shaker style kitchen. On the ground floor you will also find a great size utility and cloakroom with WC. Upstairs, the first floor is home to three bedrooms, including two doubles and one single. There is also a huge family bathroom. To the rear of the property, there is a well-maintained, enclosed garden which features a neat lawn, paved patio, and raised sleeper borders, offering a peaceful outdoor space to enjoy the sunshine or entertain guests. The property also benefits from ample parking.

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

DIRECTIONS

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Station Road, continue on and The Sidings can be found on the left hand side before the train station.

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

METHOD OF SALE

For Sale by Private Treaty.

AGENTS NOTE

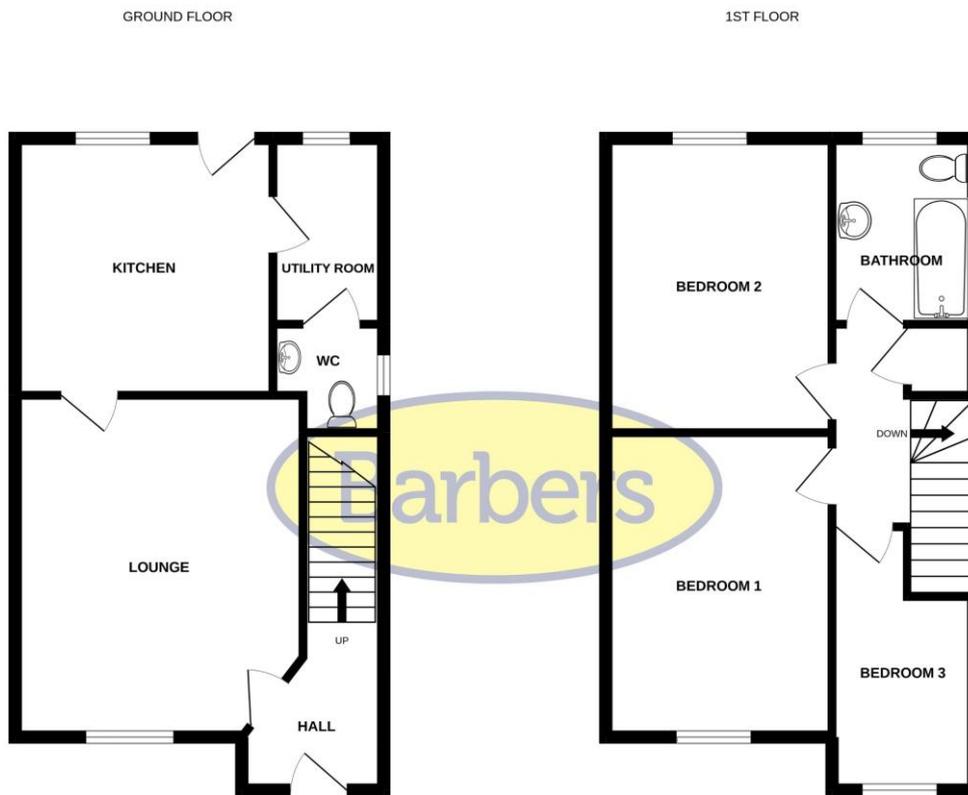
We are advised that part of the access road into The Sidings is owned by Number 2 with neighbouring properties have right of way over. Neighbouring properties have to contribute for any future maintenance.

AGENTS NOTE

There is a restrictive covenant that prohibits any caravan or mobile home from being parked at the property.

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), 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 (in the case of a buyer), 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
15' 4" x 12' 8" (4.67m x 3.86m)

KITCHEN/BREAKFAST ROOM
11' 7" x 11' 6" (3.53m x 3.51m)

UTILITY ROOM
8' 8" x 4' 3" (2.64m x 1.3m)

BEDROOM ONE
13' 6" x 8' 3" (4.11m x 2.51m)

BEDROOM TWO
13' 6" x 8' 3" (4.11m x 2.51m)

BEDROOM THREE
13' x 7' 6" (narrowing to 4ft into door recess" (3.96m x 2.29m)

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.