



Helping *you* move



46 Blakemere Close, Whitchurch, SY13 1PE

A well maintained two bed semi-detached home situated in a quiet cul-de-sac, within walking distance of the town centre and local schools. Refurbished including new bathroom, new carpets, recently fitted boiler and redecoration throughout and with the benefit of a driveway, car port and attractive gardens.

Asking Price

£195,000

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Overview

- Two Bedroom Semi-Detached Home
- Quiet cul-de-sac location
- Brick-paved driveway and car port
- Attractive Gardens
- Short walk to town centre and local schools
- Ideal for first-time buyers or those looking to downsize.
- Well Maintained Throughout
- Refurbished by the current owner
- EPC D
- Council Tax Band B



Tucked away at the end of a quiet cul-de-sac in a popular residential area of Whitchurch, this well maintained two-bedroom semi-detached house offers a wonderful combination of comfort, convenience, and curb appeal. Within easy walking distance of the town centre and local schools, it's ideal for first-time buyers, those looking to downsize, or anyone seeking a quiet yet well-connected location. The property has been tastefully refurbished by the current owner, including a new bathroom, new carpets, recently fitted boiler and redecoration throughout, giving it a cosy and welcoming feel from the moment you step inside. The ground floor comprises Entrance Hall, Lounge and a well-appointed Kitchen/Breakfast Room – perfect for everyday living and entertaining. Upstairs, you'll find Two Bedrooms and a modern Family Bathroom. Outside, the brick-paved driveway provides excellent parking and leads to a useful car port. The front garden is attractively presented with mature shrubs and plants, while the rear garden is a true highlight – featuring a paved patio, lawn, and a second paved seating area under a timber pergola, all surrounded by a variety of established shrubs and trees. This move-in-ready home offers a great opportunity to enjoy a quiet, residential setting with easy access to local amenities. Early viewing is highly recommended!

LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Ciwyd 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

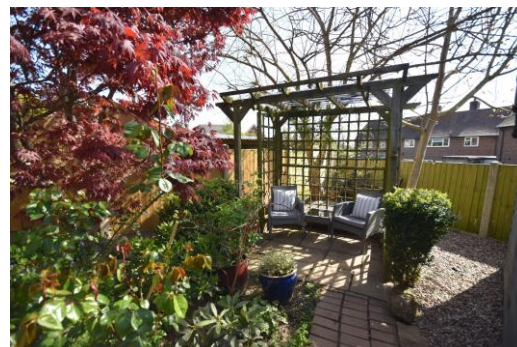
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

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. 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 travel into Talbot Street and then turn left into Egerton Road, continue on past the turnings for George Street and Elizabeth Street and the turning into Blakemere Close is on the right hand side, No. 46 can be found after a short distance 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 D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

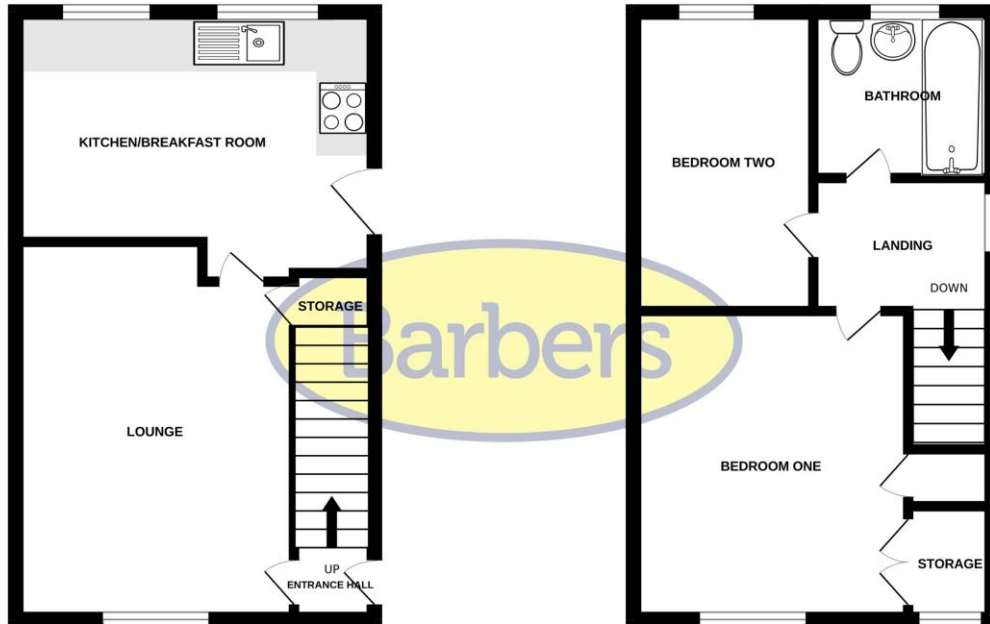
AML REGULATIONS

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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GROUND FLOOR

1ST FLOOR



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' 2" x 10' 1" (4.32m x 3.07m)

KITCHEN/BREAKFAST ROOM

13' 2" x 8' 8" (4.01m x 2.64m)

BEDROOM ONE

11' 7" x 10' 0" (3.53m x 3.05m)

BEDROOM TWO

11' 4" x 6' 6" (3.45m x 1.98m)

BATHROOM

6' 4" x 6' 4" (1.93m 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

34 High Street, Whitchurch, SY13 1BB

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Email: 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.