



Helping *you* move



Brookside, Brook Road, Whitchurch, SY13 1QF

A two bedroom detached bungalow with driveway, single garage and attractive gardens, conveniently situated in a popular location within walking distance of the town centre and local amenities.

Asking Price

£235,000

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Overview

- Detached Bungalow
- Two Double Bedrooms
- Driveway and Single Garage
- Front and Rear Gardens
- Two Reception Rooms
- Kitchen
- Bathroom
- Convenient for town centre and local amenities
- Viewing Recommended
- EPC B
- Council Tax Band D



Situated in a popular and convenient location within walking distance of the town centre, this well presented two bedroom detached bungalow offers comfortable living with excellent access to local amenities. The property features a front porch leading into a fitted kitchen, which flows seamlessly into the dining room-perfect for both everyday living and entertaining. An inner hall connects to a generous lounge with a door opening directly onto the rear patio, allowing for easy indoor-outdoor living. There are two good size double bedrooms and a well-appointed bathroom. Outside, the property boasts a private driveway and single garage, along with a neatly maintained front lawned garden and the rear garden comprises a mix of lawn and a raised paved patio. This property is perfect for those looking to downsize, small families, or those seeking single-level living close to town 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

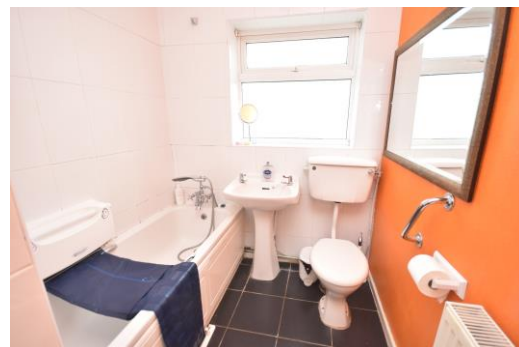
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Leased solar panels. 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 travel into Bridgewater Street, take the turning into Brook Road (opposite the Fire Station) and continue where the property can be found towards the end of the road 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 B. The full energy performance certificate (EPC) is available for this property upon request.

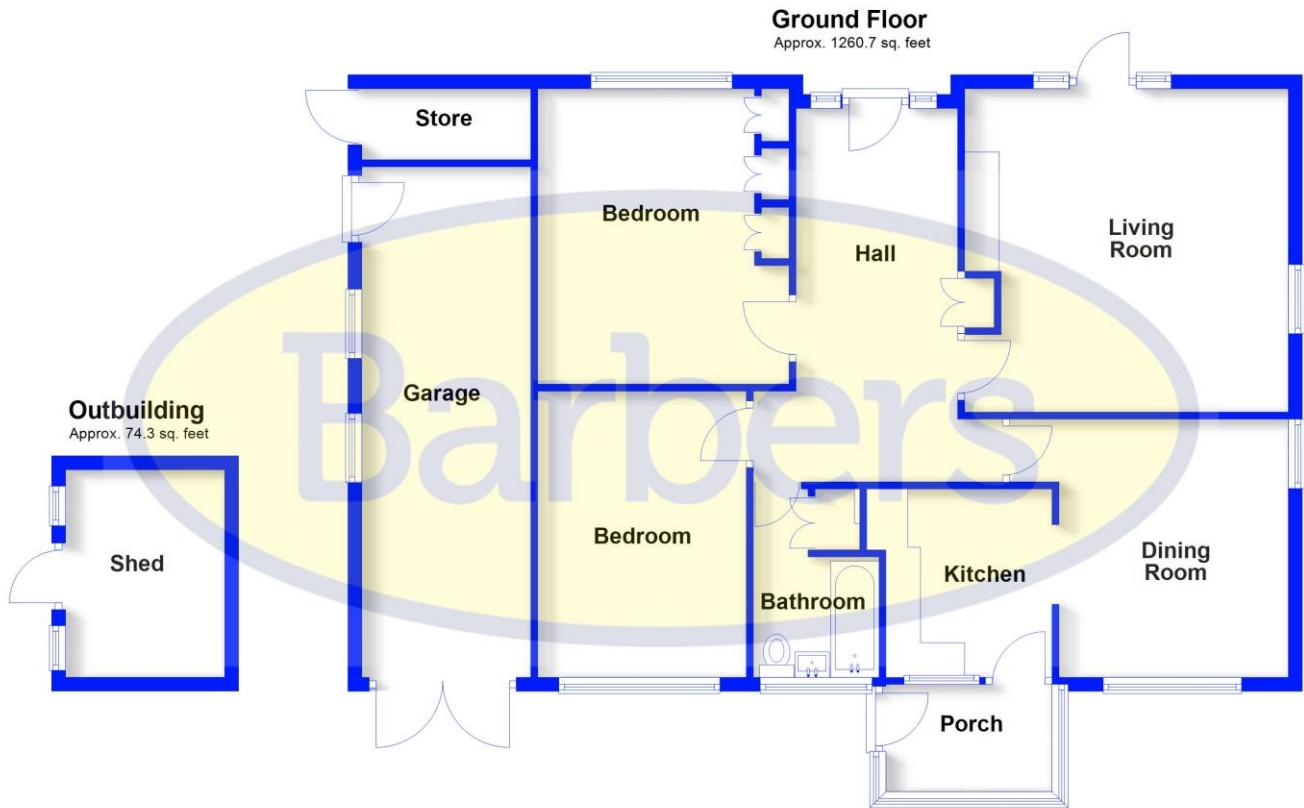
METHOD OF SALE

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.

WH37775 29425



Total area: approx. 1334.9 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

KITCHEN

8' 8" x 6' 9" (2.64m x 2.06m)

DINING ROOM

12' 2" x 10' 9" (3.71m x 3.28m)

LOUNGE

15' 4" x 15' 3" (4.67m x 4.65m) max

BEDROOM ONE

14' 0" x 12' 0" (4.27m x 3.66m)

BEDROOM TWO

13' 9" x 9' 9" (4.19m x 2.97m)

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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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.