



Helping *you* move



98 Thompson Drive, Whitchurch, SY13 1JL

A three bedroom semi-detached home within walking distance of the town centre and local schools. With off-road parking and good size enclosed rear garden. Some updating needed—ideal for putting your own stamp on.

Offers in the Region of
£165,000

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Overview

- Three bedroom semi-detached house
- Walking distance to town centre & schools
- Lounge, Kitchen/Diner
- Family bathroom
- Off-road parking to front
- Good size enclosed rear garden
- Scope for modernisation
- Ideal for families, first-time buyers or investors
- EPC D
- Council Tax Band A



Ideally situated within walking distance of the town centre and local schools, this three-bedroom semi-detached property offers a fantastic opportunity for buyers looking to create their perfect home. The ground floor features a traditional lounge and a spacious kitchen/diner with patio doors opening directly onto the enclosed rear garden.

Upstairs, you'll find three bedrooms and a family bathroom. While the property would benefit from some modernisation, it is full of potential and is ready for a new owner to make it their own. Additional benefits include off-road parking to the front and a generously sized garden to the rear with paved and gravel areas.

Perfect for families, first-time buyers, or investors looking for a property in a convenient location.

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.



Your Local Property Experts

01948 667272



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 A. 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

From Whitchurch High Street proceed to the mini roundabout by the Church and turn left, continue to the next mini roundabout and turn right into Sherrymill Hill which leads into Smallbrook Road, turn left into Thompson Drive and the property can be found 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.

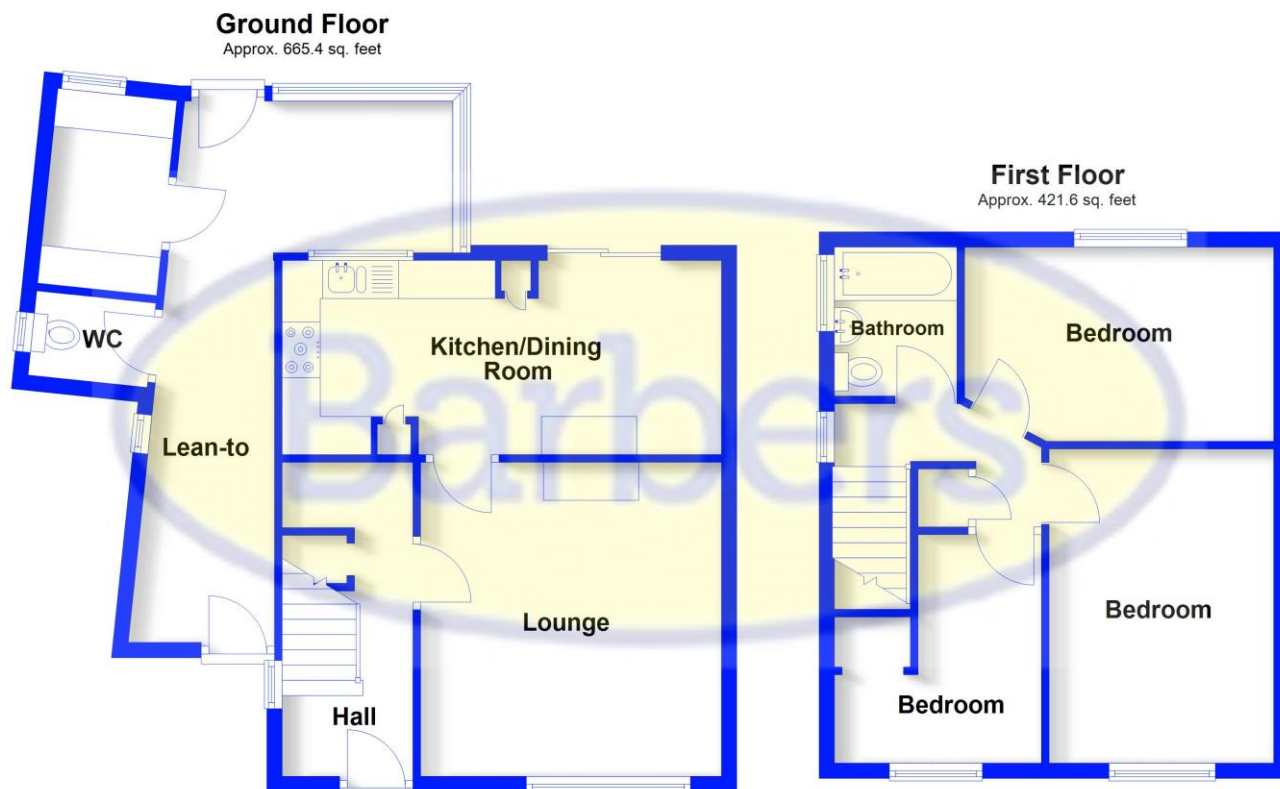
METHOD OF SALE

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), 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

WH37783 5625



Total area: approx. 1087.1 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.

LOUNGE

13' 6" x 12' 10" (4.11m x 3.91m)

DINING KITCHEN

18' 10" x 12' 10" (5.74m x 3.91m)

BEDROOM ONE

13' 7" x 9' 9" (4.14m x 2.97m)

BEDROOM TWO

13' 2" x 8' 4" (4.01m x 2.54m)

BEDROOM THREE

9' 10" x 8' 11" (3m x 2.72m)

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

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.