



Helping *you* move



34 Blakemere Close, Whitchurch, SY13 1PE

This modern two-bedroom semi-detached property is ideal for first time buyers. It features a modern kitchen/diner and includes a private driveway and an attractive low maintenance rear garden.

Offers in the Region of

£192,500

34 Blakemere Close, Whitchurch, SY13 1PE

Overview

- Semi-Detached House
- Two Bedrooms
- Within walking distance of town centre and local schools
- Popular Residential Location
- Ideal for first time buyers
- Well Presented Throughout
- Low Maintenance Rear Garden
- Driveway
- Viewing Recommended
- EPC tbc
- Council Tax Band B



Situated in a popular residential area, this well-presented two bedroom semi-detached house offers the perfect blend of comfort, convenience, and modern living. Located within walking distance of the town centre and local schools, the property is ideal for first-time buyers, small families, or investors. The home features an Entrance Hall, cosy Lounge and a modern open plan Kitchen/Diner installed in 2024 that provides a practical and stylish space for everyday living. Upstairs, there are Two Bedrooms and a stylish Family Bathroom. Externally, the property benefits from a good-sized driveway offering ample off-road parking, a neatly lawned front garden, and an attractive low-maintenance rear garden with lawn and a paved patio area-perfect for outdoor dining and relaxation.

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 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

Travel along Talbot Street, take second left turn into Egerton Road, take the right hand turning into Blakemere Close. No. 34 will be found 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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

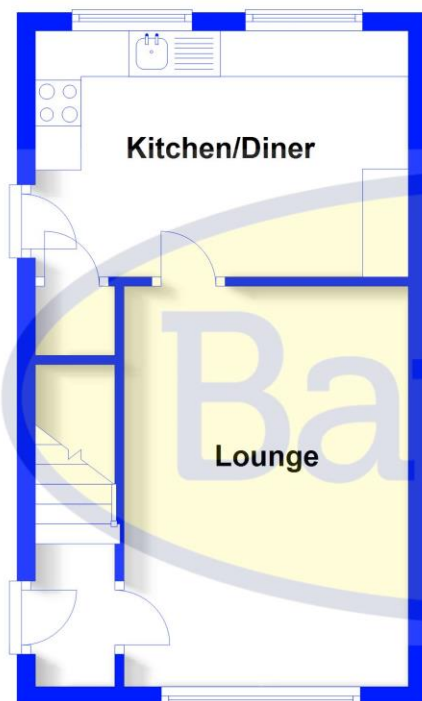
AML REGULATIONS

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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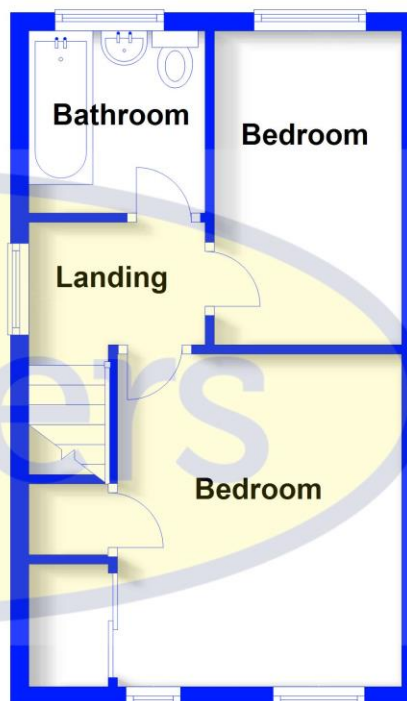
Ground Floor

Approx. 314.8 sq. feet



First Floor

Approx. 314.8 sq. feet



Total area: approx. 629.6 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

14' 3" x 10' 1" (4.34m x 3.07m)

KITCHEN/BREAKFAST ROOM

13' 2" x 10' 0" (4.01m x 3.05m)

BEDROOM ONE

11' 8" x 10' 2" (Excluding fitted wardrobes)(3.56m x 3.1m)

BEDROOM TWO

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.