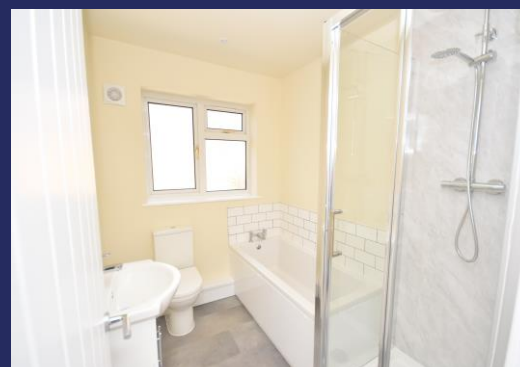
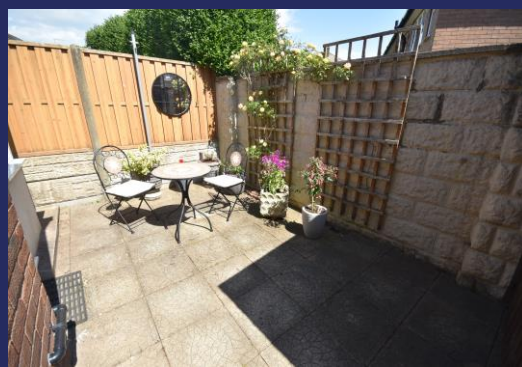




Helping *you* move



Willow View, 49 Meadow View Road, Whitchurch, SY13 1JS

Offers in the Region of

Willow View is a beautifully renovated two bedroom detached bungalow. The high standard renovation includes, new kitchen and bathroom. New plumbing, electrics, brand new carpets and flooring throughout. Outside there is a large garden, driveway and single garage.

£270,000

49 Meadow View Road, Whitchurch, SY13 1JS

Overview

- Detached Two Bedroom Bungalow
- Renovated to a high standard
- Kitchen, Utility, Sun Room
- Family Bathroom
- Large Driveway
- Single Garage
- Courtyard area
- Gardens to side and front
- EPC E
- Council Tax Band E



If you are looking for a property that will allow you to simply unpack and move into, this fabulous two bedroom detached bungalow could be just the home for you! Beautifully finished with new doors throughout, it has been completely renovated to a very high standard to include new plumbing, electrics, brand new carpets and flooring throughout. The property accommodation comprising Covered Porch leading to a light and airy Entrance Hall with access to the loft, the Lounge has lots of natural light and lovely bay window. The stylish newly fitted kitchen has shaker style cupboards with a useful utility room off. There is a lean to garden room which leads onto a side courtyard which is a great place sit and relax. Two Double Bedrooms, and a newly fitted modern Bathroom complete the accommodation. Outside, a large block paved driveway provides plenty of parking space and single garage. The garden is mainly laid to lawn and they is also a large timber shed and separate bin store.

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, three 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

From Wrexham Road travel into Meadow View Road, turn left at the top of the road and the property can be found after a short distance on the right hand side just before Sharps Drive.

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

METHOD OF SALE

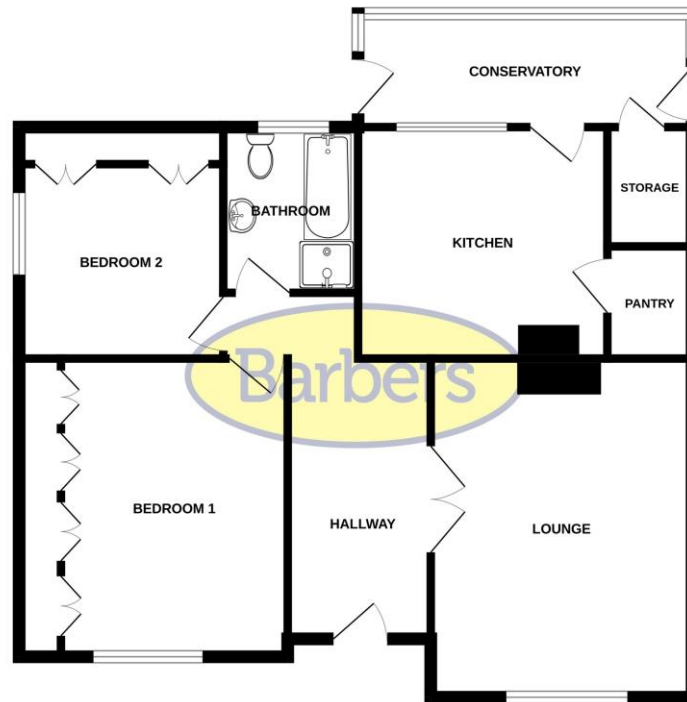
For Sale by Private Treaty.

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



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with Metropix 12/2014

LOUNGE

15' 8" x 12' 0" (4.78m x 3.66m)

BREAKFAST KITCHEN

10' 6" x 9' 8" (3.2m x 2.95m)

LEAN TO SUN ROOM

13' 4" x 4' 9" (4.06m x 1.45m)

BEDROOM ONE

11' 8" x 11' 4" excl wardobes (3.56m x 3.45m)

BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.84m)

INTEGRAL GARAGE

16' 1" x 7' 7" (4.9m x 2.31m)

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

Tel: 01948 667272

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.