



Helping *you* move



## 7 Smallbrook Road, Whitchurch, SY13 1BP

Offers in the Region of  
**£170,000**

This charming mid-terrace house in Whitchurch, Shropshire, offers two spacious bedrooms set across four floors, featuring a cosy lounge, a modern bathroom, large attic space and a large open-plan kitchen/diner with a patio door leading to a generous rear garden with a paved patio area, perfect for comfortable family living.



# 7 Smallbrook Road, Whitchurch, SY13 1BP

## Overview

- Mid-Terrace House
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- A Inviting Lounge
- Family Bathroom
- Attic Space
- Rear Garden/Patio Area
- Close To Town Centre
- EPC E
- Council Tax Band A



Located in the charming market town of Whitchurch, this beautifully arranged four-storey mid-terrace home blends comfort, space, and practicality-perfect for growing families or first-time buyers. On the ground floor, a warm and welcoming lounge sets the tone, accompanied by a modern family bathroom with a bath and overhead shower. Downstairs, the heart of the home reveals a spacious open-plan kitchen/diner, featuring plenty of storage and ample room for entertaining. A standout feature is the patio door with a large window alongside that effortlessly opens onto the rear garden, allowing natural light to flood the space and providing seamless indoor-outdoor living. The first-floor hosts two generous double bedrooms, each with space to unwind. At the top of the house, there is a large attic space, which is currently being used as a third bedroom. Outside, you'll find a good-sized rear garden with a patio area, ideal for summer barbecues, morning coffees, or family gatherings.

## 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.



#### OUTSIDE

There is a spacious rear garden with a paved patio area. The garden is enclosed by fencing and there is a shared access along the backyard.

#### 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.



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto: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, the property 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 E. The full energy performance certificate (EPC) is available for this property upon request.

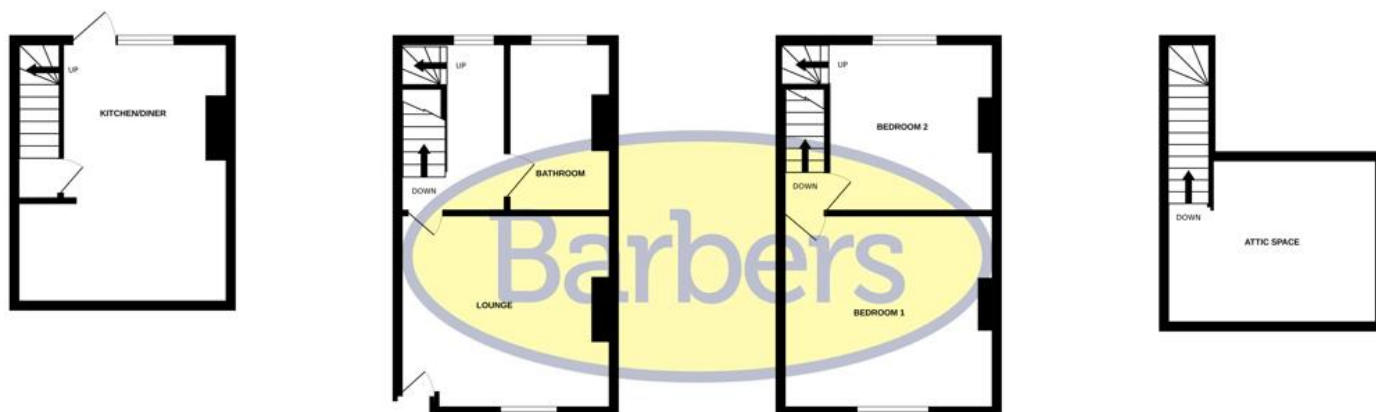
#### METHOD OF SALE

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.

**WH38473 1872522725**



#### KITCHEN/DINER

18' 4" x 10' 4" (5.59m x 3.15m) max

#### BATHROOM

10' 3" x 6' 3" (3.12m x 1.91m) min

#### LOUNGE

14' 3" x 10' 7" (4.34m x 3.23m)

#### BEDROOM ONE

13' 5" x 11' 1" (4.09m x 3.38m)

#### BEDROOM TWO

10' 9" x 10' 7" (3.28m x 3.23m)

#### ATTIC SPACE

13' 4" x 10' 7" (4.06m x 3.23m)

## 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](mailto: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.