



Helping *you* move



22 Egerton Road, Whitchurch

Refurbished two-bedroom mid-terrace with lounge, dining room, modern kitchen and bathroom, plus low-maintenance south facing garden. Move-in ready and perfect for first-time buyers or investors. No upward chain involved.

Offers in the Region of

£165,000

22 Egerton Road, Whitchurch, SY13 1PD

Overview

- Mid Terrace House
- Extensively Refurbished
- Lounge, Dining Room
- Fitted Kitchen
- Two Bedrooms
- Modern Bathroom
- Low Maintenance Rear Garden
- Small Rear Yard
- Convenient Location
- No Chain
- Freehold
- EPC Rating to be advised
- Council Tax Band A



Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre which also stands next to a brand-new retirement development for over 55s looking to embrace retirement in the area. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.

This recently refurbished, two-bedroom mid-terraced home offers modern comfort with traditional charm. The property features a welcoming lounge and a separate dining room, ideal for both relaxing and entertaining. The compact yet well-appointed kitchen has attractive shaker style cabinets with built-in electric oven, hob and cooker hood, with spaces for a washing machine and a fridge/freezer. On the first floor there are two bedrooms and a bathroom which has a modern white suite comprising bath with mains shower over, WC and basin set into a vanity unit providing plenty of storage for toiletries. Outside there is a small front garden, and to the rear there is an enclosed yard which then leads to a south-facing low maintenance garden with useful garden sheds. There is shared pedestrian access at the rear, between the yard and the garden. This home is ready to move into and would make an excellent choice for first-time buyers or small families. There is no upward chain involved in the sale of this property.



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 water, drainage, gas and electricity 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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Talbot Street, then take the second left into Egerton Road, continue on and the property can be found after a short distance 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

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

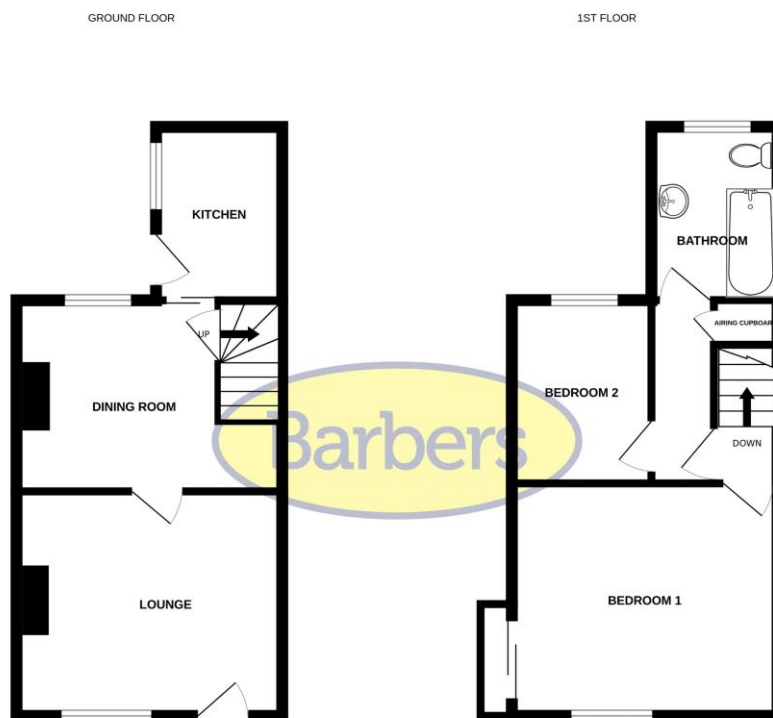
METHOD OF SALE

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.

WH38817100925



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 by 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 62025

LIVING ROOM

12' 7" x 11' 1" (3.84m x 3.38m)

DINING ROOM

12' 7 max" x 9' 08" (3.84m x 2.95m)

KITCHEN

8' 6" x 5' 8" (2.59m x 1.73m)

BEDROOM ONE

12' 7" x 11' 1" (3.84m x 3.38m)

BEDROOM TWO

9' 1" x 6' 8" (2.77m x 2.03m)

BATHROOM

8' 4" x 5' 9" (2.54m x 1.75m)

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 667 272

34 High Street, Whitchurch, SY13 1BB

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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.