



Helping *you* move



## Sherbourne, Chester Road, Malpas, SY14 8JD

Offers in the Region of

**£335,000**

Located within walking distance of Malpas village, this well-presented semi-detached home offers a cosy lounge with bay window and log burner, a flexible dining/additional sitting room, a bright open-plan kitchen/diner with skylights and patio doors, a utility and downstairs WC, three bedrooms, a modern bathroom, useful attic storage, a good-sized rear garden, off-road parking, and is offered with no upward chain.

# Sherbourne, Chester Road, Malpas, SY14 8JD

## Overview

- Three bedroom semi detached house
- Offered with no upward chain
- Bright modern open-plan kitchen/diner
- Cosy bay-fronted lounge with a log burner
- Dining room/additional sitting room
- Seperate utility room and a downstairs WC
- Modern family bathroom
- Useful attic space
- Good sized rear garden, off road parking
- EPC E, Council tax band C



A well-presented semi-detached property situated within comfortable walking distance of Malpas village, offering convenient access to local amenities and well-regarded schools. The accommodation provides a balanced layout with a good flow between the main living spaces and modern open-plan accommodation to the rear. Upon entering, a spacious hallway leads to a cosy lounge positioned to the left, featuring a bay window and a log burner. This room opens through to a formal dining room/additional sitting room, offering flexible use depending on requirements. To the rear of the property is a bright and contemporary open-plan kitchen/diner, enhanced by two skylights and patio doors that open directly onto the garden. A separate utility room provides generous built-in storage, and there is also a downstairs WC. The first floor comprises three bedrooms: two well-proportioned doubles, both with built-in storage, and a single bedroom. The family bathroom is modern and neatly appointed. There is also useful attic storage space.

Externally, the property benefits from a good-sized rear garden with a paved seating area, along with off-road parking. The home is offered for sale with no upward chain.

## Location:

Malpas is a busy village in South West Cheshire, it enjoys the benefit of two schools, restaurants and pubs, and a selection of shops. Whitchurch is around 5 miles away and is a busy historical market town 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, Birmingham and London 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, water and drainage are available. Gas Central Heating. 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road and the property can be found shortly after on the left hand side after the Oathills turning.

#### 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.

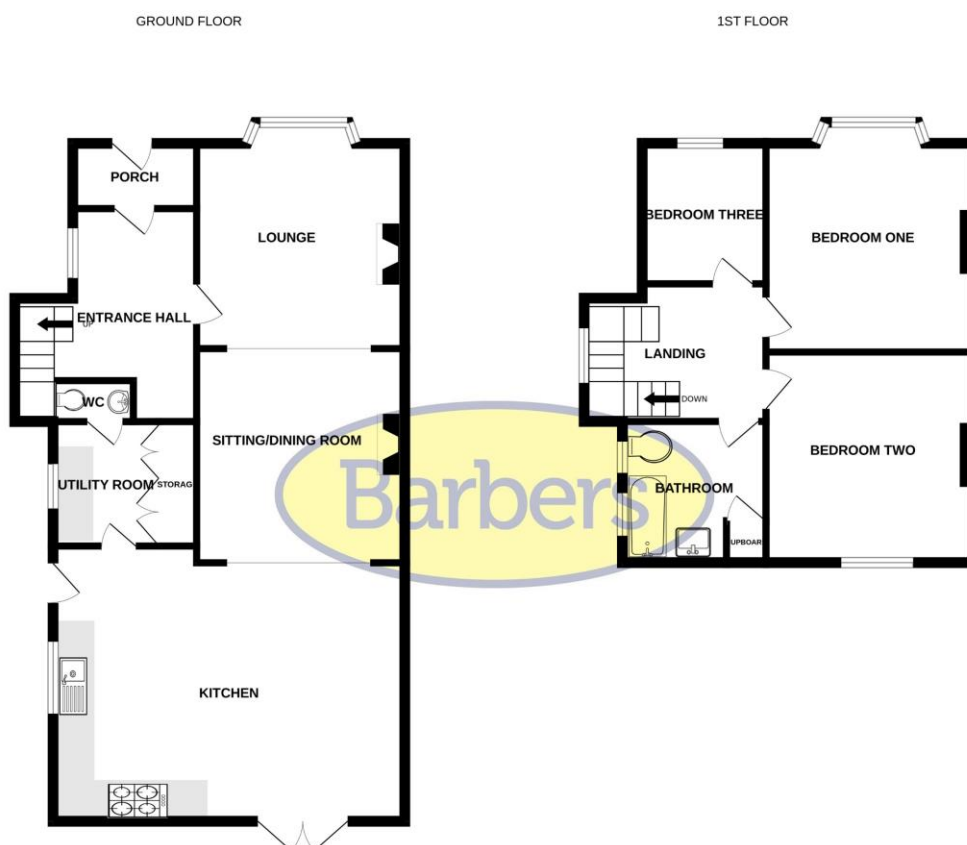
#### METHOD OF SALE

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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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 mis-statement. 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.  
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#### KITCHEN/DINER

18' 7" x 15' 6" (5.66m x 4.72m)

#### UTILITY ROOM

7' 8" x 4' 8" (2.34m x 1.42m)

#### LOUNGE

11' 4" x 11' 3" (3.45m x 3.43m)

#### DINING ROOM

11' 3" x 11' 2" (3.43m x 3.4m)

#### BEDROOM ONE

13' x 10' 2" (3.96m x 3.1m)

#### BEDROOM TWO

12' 4" x 10' 2" (3.76m x 3.1m)

#### BEDROOM THREE

7' 6" x 6' 8" (2.29m x 2.03m)

#### FAMILY BATHROOM

7' 8" x 6' 7" (2.34m x 2.01m)

#### ATTIC SPACE

13' 8" x 12' (4.17m x 3.66m)

## 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)

**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.