



26 Rosemary Lane, Whitchurch, SY13 1EG

Helping *you* move





- Detached Edwardian Cottage
- Three Double Bedrooms
- Requires Modernisation
- Full of Character and Charm
- Beautiful Gardens
- Large Detached Outbuilding
- Garage and Ample Parking

*“This is a rare opportunity to purchase a three bedroom detached Edwardian cottage full of charm and character and with beautiful gardens, garage and a large detached outbuilding. It does require modernisation throughout but has fantastic potential to become a wonderful family home. The spacious accommodation has a wealth of period features including exposed beams and picture rails and comprises Entrance Hall, generous Lounge, Dining Room, Kitchen with walk in pantry, Three Double Bedrooms, Bathroom and separate WC. It is offered for sale with no upward chain and is conveniently situated within easy walking distance of Whitchurch town centre. Viewing is highly recommended to full appreciate the character and potential of this wonderful property.”*



## 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.



**LOUNGE**  
16' 9" x 15' 4" (5.11m x 4.67m)

**DINING ROOM**  
19' 6" x 9' 9" (5.94m x 2.97m) max into bay window

**KITCHEN**  
12' 9" x 9' 0" (3.89m x 2.74m)

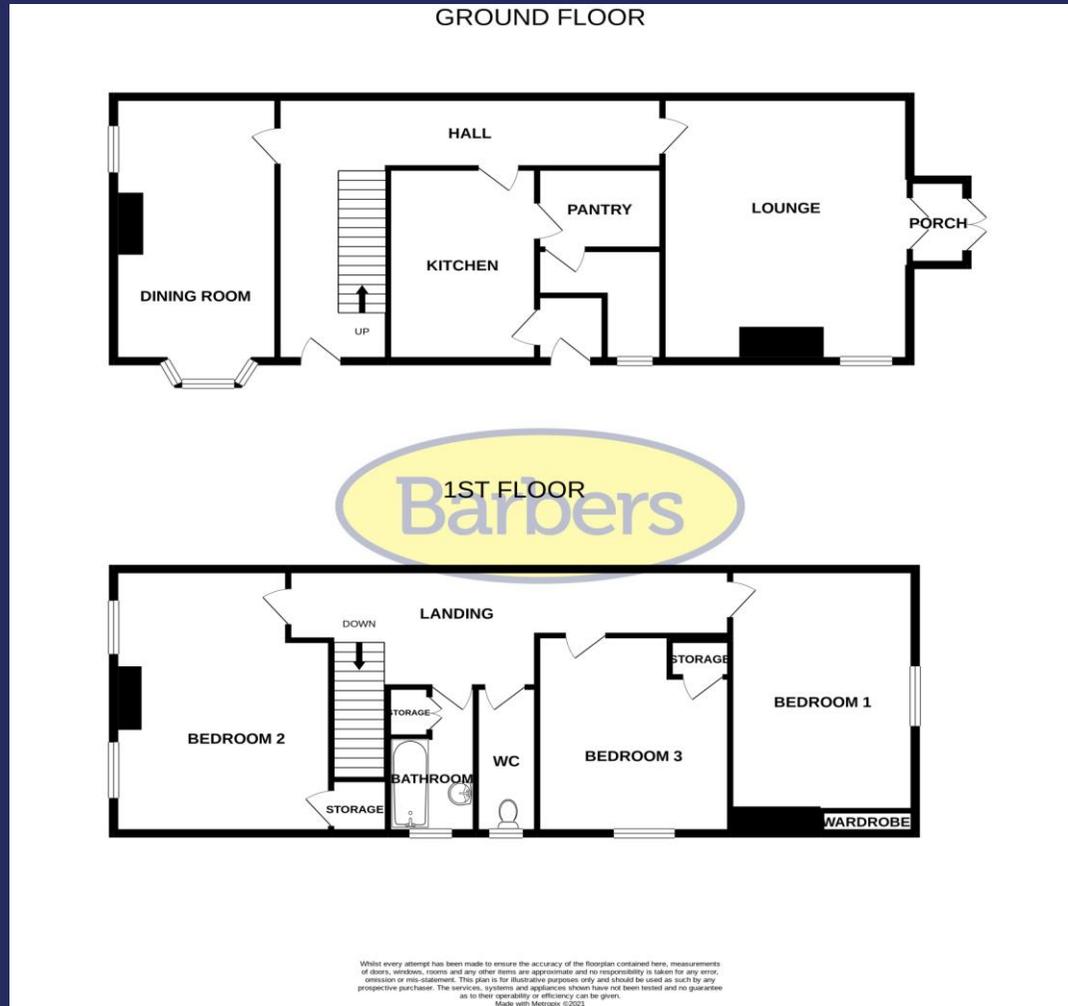
**BEDROOM ONE**  
15' 8" x 10' 8" (4.78m x 3.25m)

**BEDROOM TWO**  
13' 4" x 10' 8" (4.06m x 3.25m)

**BEDROOM THREE**  
17' 4" x 12' 9" (5.28m x 3.89m)

**BATHROOM**  
10' 4" x 5' 5" (3.15m x 1.65m)

**OUTBUILDING:**  
**STORAGE ROOM**  
13' 8" x 9' 8" (4.17m x 2.95m)  
**OFFICE/STORAGE**  
28' 9" x 13' 0" (8.76m x 3.96m)  
**UTILITY AREA**  
13' 4" x 9' 5" (4.06m x 2.87m)



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#### 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 enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains electricity, gas, 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.

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

#### VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### HOW TO FIND THIS PROPERTY

From the town centre travel into Mill Street at the junction turn left into Highgate, proceed past Bark Hill and follow the road into Rosemary Lane where the property can be found after a short distance on the right hand side.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

#### AGENTS NOTE

Please note the decorative fireplace in the lounge will be removed from the property prior to completion.

WH29073 16062021



**WHITCHURCH**  
34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272  
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