



Helping *you* move



16 Mount Crescent, Whitchurch, SY13 1GW

Offered for sale with no upward chain- A modern four bedroom mews style house situated in a sought after residential area within walking distance of the town centre.

Offers In Excess Of
£325,000

Overview

- Mews Style House
- Four Bedrooms
- Sought After Location
- No Upward Chain
- Off Street Parking
- Single Garage
- Lounge, Kitchen/Breakfast Room
- Master En Suite Shower Room
- Family Bathroom
- Good Size Rear Garden



“This modern four bedroom mews style house is situated in a most sought after residential location within easy walking distance of the town centre and local amenities. Offered for sale with no upward chain, the good size accommodation briefly comprises Entrance Hall with stair lift, Cloakroom with WC, Lounge with French doors onto the rear garden, Kitchen/Breakfast Room, Four Bedrooms, Master En Suite Shower Room and Family Bathroom. Externally, there is a well maintained rear garden mainly laid to lawn with a paved patio area and there is a driveway to the front leading to a single integral garage.”

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.



Your **Local** Property Experts

01948 667272



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.

MANAGEMENT COMPANY

We are advised that there is a management company set up and there is a communal maintenance charge currently £30 per month. We are also advised that within the management company there are restrictive covenants. A full copy of these are available for further information. This will be confirmed by the solicitors during Pre-Contract enquiries.

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.



LOCAL AUTHORITY

Council Tax Band E, Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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

HOW TO FIND THIS PROPERTY

From our office in High Street continue on to the top of the road then take the 2nd exit on the roundabout, at the next roundabout take the first left into Mount Crescent, continue round and the property can be found on the left hand side.

ENERGY PERFORMANCE

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

AML REGULATIONS

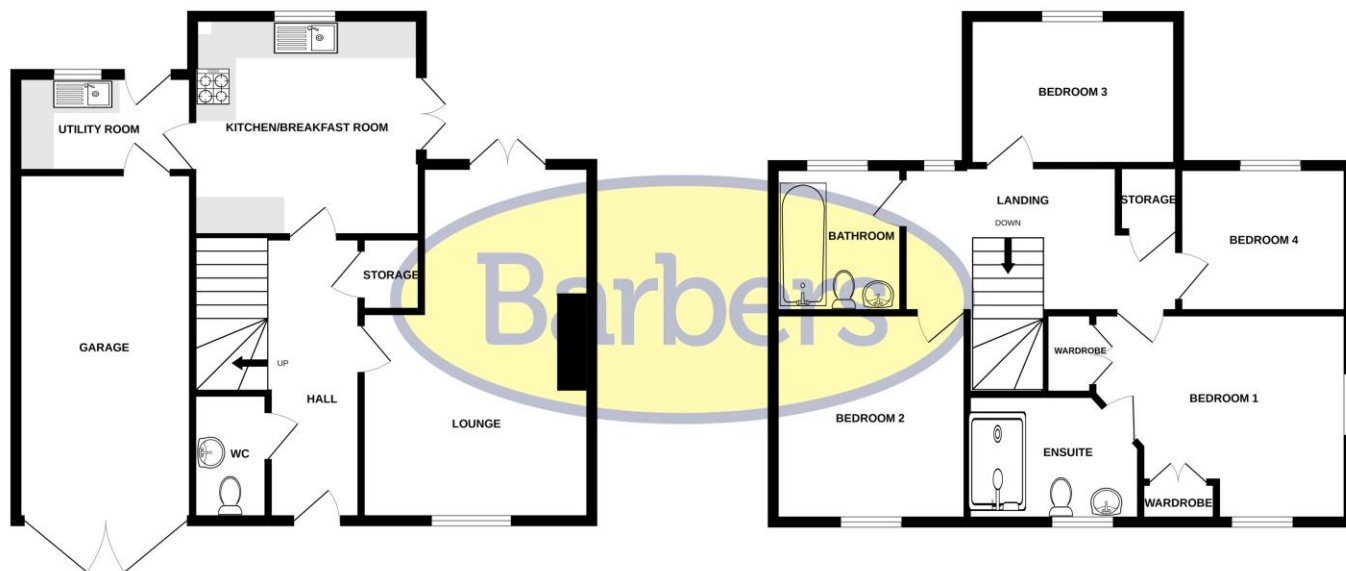
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service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

METHOD OF SALE

For Sale by Private Treaty.
WH30511 100322080622090622

GROUND FLOOR

1ST 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 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.
Made with Metropix ©2022

LOUNGE

19' 4" x 12' 6" (5.89m x 3.81m) max

KITCHEN/BREAKFAST ROOM

12' 5" x 10' 5" (3.78m x 3.18m)

UTILITY ROOM

9' 5" x 5' 5" (2.87m x 1.65m)

MASTER BEDROOM

14' 2" x 11' 7" (4.32m x 3.53m)

EN SUITE

8' 0" x 6' 6" (2.44m x 1.98m)

BEDROOM TWO

12' 7" x 10' 0" (3.84m x 3.05m)

BEDROOM THREE

10' 6" x 8' 5" (3.2m x 2.57m)

BEDROOM FOUR

9' 9" x 7' 5" (2.97m x 2.26m)

FAMILY BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m)

GARAGE

19' 2" x 9' 7" (5.84m x 2.92m)

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

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.

**BARBERS ESTATE AGENT: 34 High Street,
Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk**

