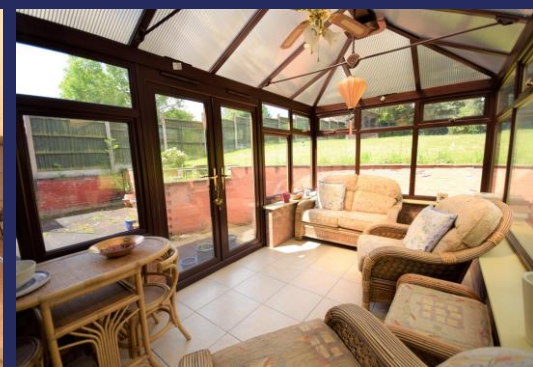




Helping *you* move



1 Walnut Drive, Whitchurch, SY13 1UD

NO UPWARD CHAIN. A good size four bedroom detached house set on a generous plot with garage, off road parking and large garden, situated in a popular residential location within walking distance of the town centre. In need of some modernisation but with great potential to become a wonderful home.

Offers Over
£310,000

1 Walnut Drive, Whitchurch, SY13 1UD

Overview

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Conservatory
- Large Garden
- Driveway and Single Garage
- Master En Suite
- Family Bathroom
- No Upward Chain



Offered for sale with no upward chain, this good size four bedroom detached house is situated on a quiet cul de sac within walking distance of the town centre and local amenities. Although requiring some modernisation, it has so much potential and is ideal if you are looking for the opportunity to improve a property and make it your own. It has the benefit of a single garage and off road parking and to the rear is a large garden mainly laid to lawn with a paved patio area. The ground floor accommodation comprises Entrance Hall, Cloakroom with WC, Lounge, Dining Room, Kitchen, Rear Porch currently used as a utility room and Conservatory. The first floor has Four Bedrooms including the Master Bedroom with En Suite Shower Room and there is also a Family Bathroom.

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.



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 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



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.

DIRECTIONS

Travel via Queensway into Beech Avenue, continue past Wheatsheaf Drive and proceed before turning right into Walnut Drive where the property can be found immediately on the left hand side.

ENERGY PERFORMANCE

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

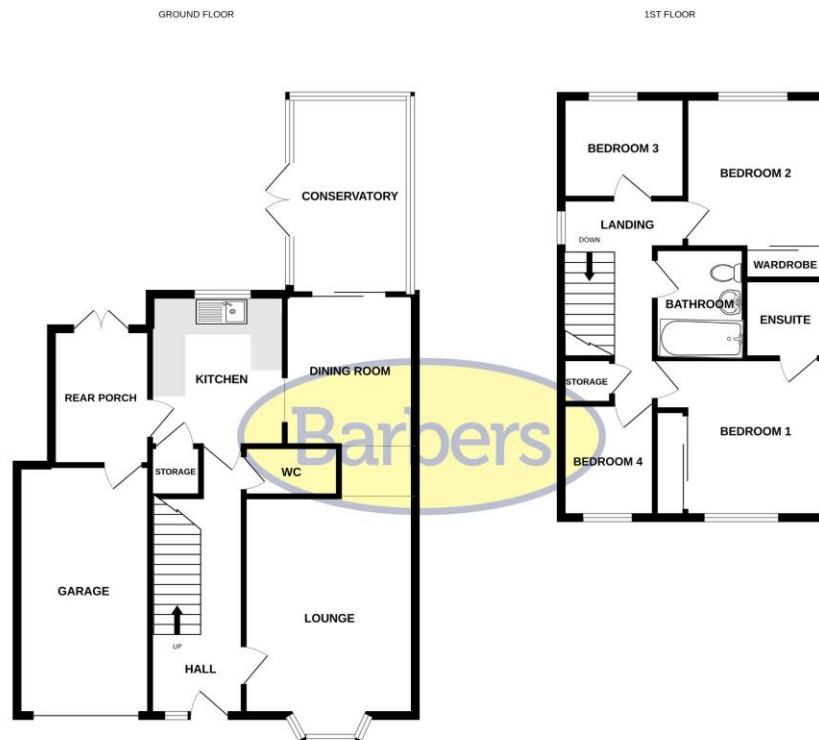
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

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.

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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 for any prospective purchase. 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 02/22

LOUNGE

14' 9" x 11' 7" (4.5m x 3.53m)

DINING ROOM

10' 3" x 8' 9" (3.12m x 2.67m)

KITCHEN

10' 0" x 8' 6" (3.05m x 2.59m)

REAR PORCH

10' 4" x 6' 8" (3.15m x 2.03m)

CONSERVATORY

15' 4" x 7' 5" (4.67m x 2.26m)

BEDROOM ONE

11' 5" x 10' 9" (3.48m x 3.28m) max

EN SUITE

5' 3" x 5' 0" (1.6m x 1.52m)

BEDROOM TWO

9' 9" x 9' 7" (2.97m x 2.92m)

BEDROOM THREE

7' 9" x 6' 9" (2.36m x 2.06m)

BEDROOM FOUR

7' 8" x 6' 4" (2.34m x 1.93m)

FAMILY BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m)

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

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Email: 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.