



Helping *you* move



143 Wrexham Road, Whitchurch, SY13 1JF

Offered for sale with NO UPWARD CHAIN. A spacious three bedroom detached bungalow with driveway, single garage and established front and rear gardens, situated in a popular area on the fringe of Whitchurch.

Offers Over
£300,000

143 Wrexham Road, Whitchurch, SY13 1JF

Overview

- Spacious Detached Bungalow
- Three Bedrooms
- Requires Some Updating
- Lounge, Dining Room
- Master En Suite
- Shower Room
- Kitchen
- Mature Gardens to Front and Rear
- Driveway
- Single Garage



Location

Standing in a popular location on the fringe 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.

Brief Description

Due to the shortage of bungalows in Whitchurch and strong demand from buyers we anticipate that this three bedroom detached bungalow will be very popular and an early inspection is essential. Offered for sale with no upward chain, it is situated on the fringe of Whitchurch and the spacious accommodation comprises Entrance Porch, Hall, generous Lounge, Dining Room, Kitchen with fitted cabinets, Master Bedroom with fitted wardrobes and En Suite Shower Room, Two Further Bedrooms, one of which has fitted wardrobes and an accessible Shower Room completes the accommodation. Outside, there are mature lawned gardens to both the front and rear together with a good sized drive which leads to a Single Detached Garage, providing excellent parking facilities for several vehicles.



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

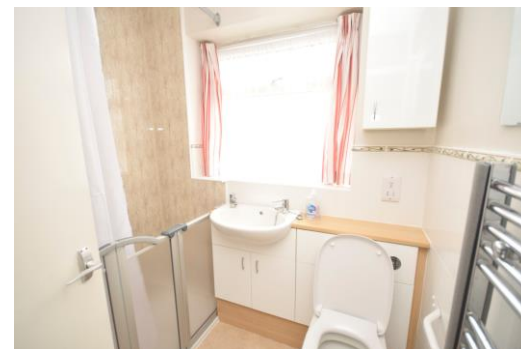
Council Tax Band D. Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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

From the town proceed onto Wrexham Road. Continue on past the turnings for Thompson Drive and Belton Road, proceed and the property can be found after a short distance on the right 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

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

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

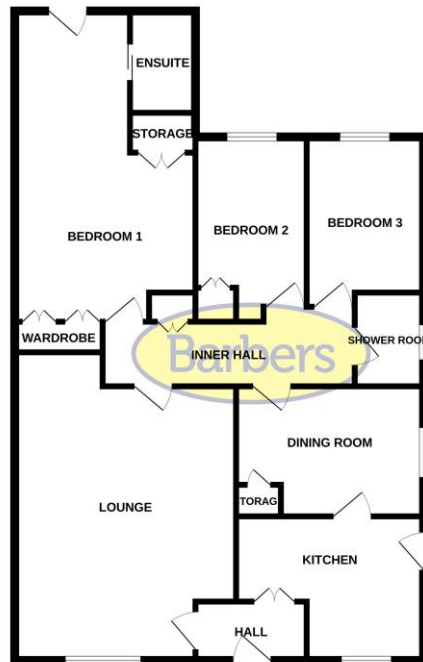
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

We are advised that this property has restrictive covenants. Please contact our office for more information.

WH31410 210722

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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 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 02022

LOUNGE

19' 2" x 14' 9" (5.84m x 4.5m)

DINING ROOM

12' 8" x 8' 9" (3.86m x 2.67m)

KITCHEN

12' 6" x 9' 8" (3.81m x 2.95m)

MASTER BEDROOM

20' 1" x 9' 9" (6.12m x 2.97m)

BEDROOM TWO

12' 4" x 8' 3" (3.76m x 2.51m)

BEDROOM THREE

12' 4" x 8' 9" max (3.76m x 2.67m)

SHOWER ROOM

6' 3" x 5' 7" (1.91m x 1.7m)

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

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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.