



Helping *you* move



158 Wrexham Road, Whitchurch, SY13 1HU

A charming two bedroom mid terrace house with two reception rooms and good size rear garden, situated within walking distance of the Shropshire Union Canal, Country Park and the town centre with its local amenities.

Offers Over
£170,000

158 Wrexham Road, Whitchurch, SY13 1HU

Overview

- Charming Mid Terrace House
- Two Bedrooms
- Lounge with Multi-Fuel Burner
- Dining Room
- Kitchen
- Bathroom
- Good Size Rear Garden
- Within Walking Distance of Town Centre
- Viewing Recommended
- EPC TBC
- Council Tax Band A



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.

Brief Description

This charming mid terrace house is situated within walking distance of the town centre and is ideal for first time buyers, investors or those looking to downsize. The accommodation comprises Lounge with multi-fuel burner and French doors onto the rear garden, Dining Room, Kitchen, Two Bedrooms and Bathroom. Outside, there is a good size private garden mainly laid to lawn with a paved patio area, borders filled with a variety of established shrubs and plants, timber shed, wood store and a further seating area at the far end of the garden.



AGENTS NOTE

To the rear of the property there is shared access with neighbouring properties and this will be confirmed by solicitors during pre contract enquiries.

TENURE

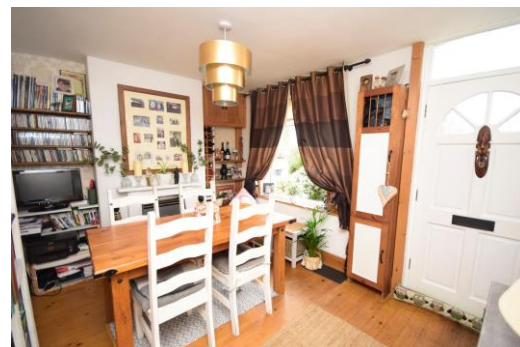
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band A. 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 centre travel into Mill Street / Highgate Corner and then turn onto Wrexham Road. Continue along Wrexham Road and No.158 stands on the left hand side shortly before the turning for Thompson's Drive.

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

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

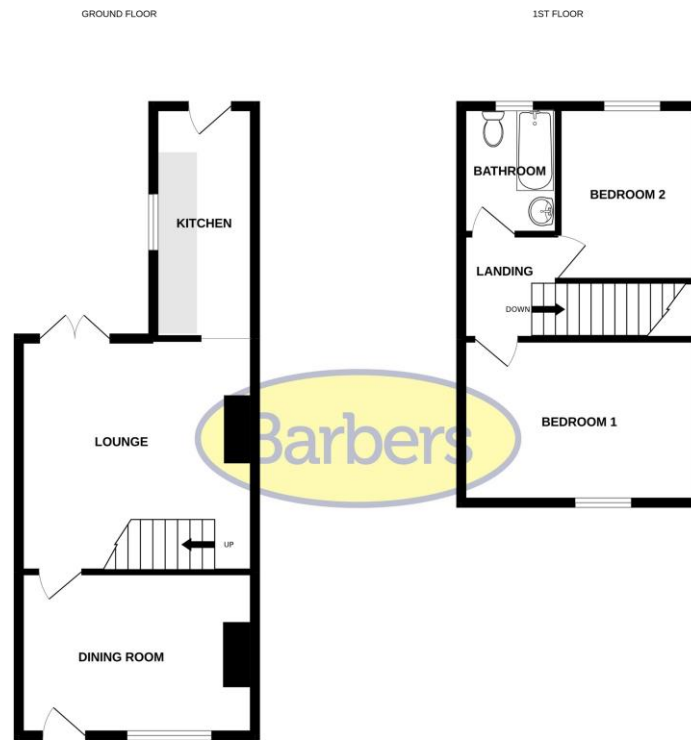
METHOD OF SALE

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.

WH31985 031122



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 quality or efficiency can be given.
Made with MetreXp 12/2022

DINING ROOM

12' 5" x 9' 6" (3.78m x 2.9m) max

LOUNGE

14' 5" x 12' 6" (4.39m x 3.81m) max

KITCHEN

18' 3" x 4' 8" (5.56m x 1.42m)

BEDROOM ONE

11' 3" x 9' 4" (3.43m x 2.84m)

BEDROOM TWO

10' 6" x 6' 6" (3.2m x 1.98m)

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

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.