



Helping *you* move



## 2 Claypit Street Terrace, Whitchurch, SY13 1LG

Offers in the Region of  
**£170,000**

Offered for sale with **NO UPWARD CHAIN**. A charming two bedroom mid terrace house with **OFF ROAD PARKING AND GARAGE**, situated within easy walking distance of the town centre and considered ideal for first time buyers, buy to let investors or those looking to downsize.

# 2 Claypit Street Terrace, Whitchurch, SY13 1LG

## Overview

- Mature Mid Terrace House
- Two Bedrooms
- No Upward Chain
- Front and Rear Gardens
- Off Road Parking
- Garage
- Lounge
- Kitchen/Breakfast Room
- Utility Room
- Bathroom
- Convenient for Town Centre
- EPC TBC
- Council Tax Band B



## 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 two bedroom mid terrace house has off road parking and garage to the rear and is set in an elevated position within easy walking distance of the town centre and local amenities. It is offered for sale with no upward chain and is ideal for first time buyers, buy to let investors or those looking to downsize. The good size accommodation comprises Entrance Hall, Lounge opening into Kitchen/Breakfast Room, Utility Room, Cloakroom with WC, Two Bedrooms and a Family Bathroom. Outside, there is an attractive lawned garden to the front and a low maintenance paved garden to the rear.



#### OUTSIDE

Steps at the front lead to the front entrance adjoined by attractive lawned area. There is a shared path at the rear of the property with gate leading to the paved rear garden. There is off road parking to the rear of the property along with a timber garage/workshop. In addition there is a small brick outbuilding to the rear. The shared access arrangements 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 B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### VIEWING

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



#### 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.

#### DIRECTIONS

Turn towards the Community Hospital also signed Wirswall/Marbury and Claypit Street Terrace is 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.

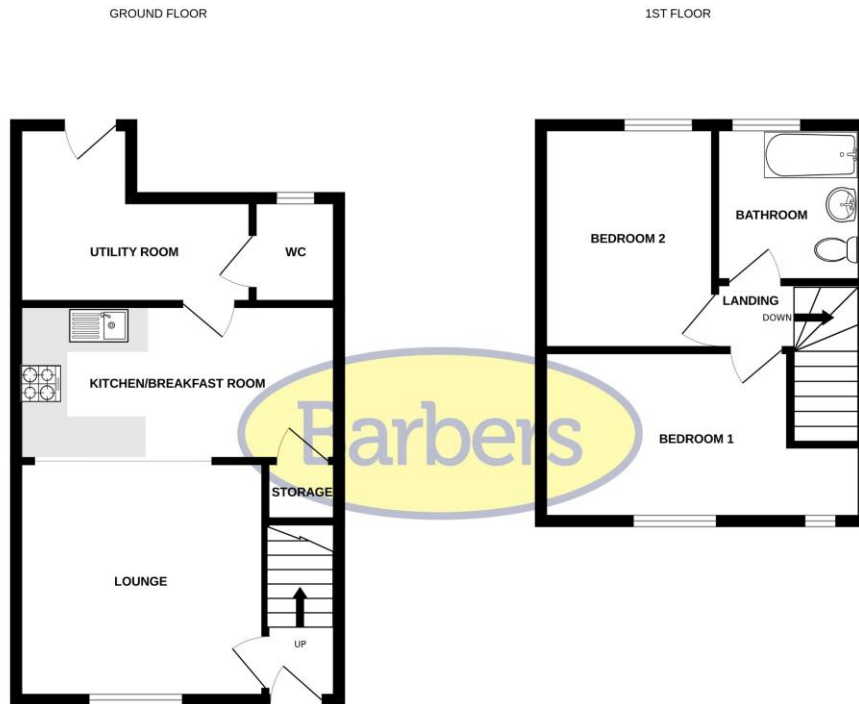
#### METHOD OF SALE

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.

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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 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.  
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**LOUNGE**

10' 9" x 11' 7" (3.28m x 3.53m)

**BEDROOM TWO**

11' 1" x 8' 6" (3.38m x 2.59m)

**KITCHEN/BREAKFAST ROOM**

15' 9" x 7' 8" (4.8m x 2.34m)

**GARAGE**

10' 0" x 12' 2" (3.05m x 3.71m)

**BEDROOM ONE**

8' 4" x 16' 1" (2.54m x 4.9m) max

**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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.