



23 Claypit Street, Whitchurch, SY13 1LE

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Offers In Region Of £345,000



A superb Victorian End Terrace House situated within a stone's throw of Whitchurch town centre. It has been completely renovated and extended to a very high standard by the current owners to transform it into a truly stunning home.

- Charming Victorian End Terrace House
- Three Double Bedrooms, Two Reception Rooms
- Tastefully Presented Throughout
- Light and Bright Open Plan Kitchen/Diner
- Convenient for Town Centre and Local Schools
- Professionally Designed Walled Rear Garden
- No Upward Chain
- EPC D, Council Tax Band B



This charming three bedroom Victorian End Terrace House dates back to 1851 and is conveniently located within a stone's throw of Whitchurch town centre. It has been completely renovated and extended to a very high standard by the current owners to transform it into a truly stunning home that is beautifully presented throughout. The ground floor comprises Entrance Hall, Lounge with log burner, fabulous open plan Kitchen/Diner with bi-folding doors opening onto the rear garden, Utility Room, Cloakroom with WC and Snug/4th Bedroom/Guest Room currently used as an office/second reception room. The first floor has Three Double Bedrooms and a modern Family Bathroom with large walk-in shower. The Lounge and Snug both have original shutters and the property has LED downlighting throughout and is fully alarmed. Outside, the rear walled garden is completely private. Professionally designed and landscaped, the suntrap features low maintenance raised borders filled with focal point olive tree, pretty shrubs and plants a paved patio and a cedarwood decked seating area.





## LOCATION

The property is situated on a quiet street in Whitchurch. This bustling historic market town sits on the Shropshire/Cheshire/Clwyd borders and is convenient for four large supermarkets, schools and benefits from a variety of local independent shops, superb gastro pubs and Michelin Guide restaurant- moments from the property. 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.



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## OUTSIDE

Outside, the rear walled garden is completely private. Professionally designed and landscaped, the suntrap features low maintenance raised borders filled with focal point olive tree, pretty shrubs and plants, a paved patio and a cedarwood decked seating area. Access to the rear garden is via a passageway shared with No. 25 Claypit Street.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## 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

The property can be approached from London Road, passing Sainsburys on the left then turn right into Claypit Street where the property can be found after a short distance on the left 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.

## LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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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## LOUNGE

14' 8" x 11' 9" (4.47m x 3.58m)

## KITCHEN/DINER

17' 2" x 14' 3" (5.23m x 4.34m) max

## SNUG/OFFICE/RECEPTION ROOM

11' 0" x 8' 9" (3.35m x 2.67m)

## UTILITY ROOM

5' 9" x 5' 3" (1.75m x 1.6m)

## BEDROOM ONE

14' 8" x 11' 4" (4.47m x 3.45m)

## BEDROOM TWO

14' 6" x 9' 1" (4.42m x 2.77m)

## BEDROOM THREE

11' 2" x 9' 4" (3.4m x 2.84m)

## BATHROOM

9' 4" x 9' 1" (2.84m x 2.77m)



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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**WHITCHURCH**  
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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