



Helping *you* move



42 Wayland Road, Whitchurch, SY13 1RP

42 Wayland Road is Three Bedroom End Terrace House with good sized garden and garage to rear. There is no upward chain involved in the sale of this property.

Offers in the Region of

£160,000

42 Wayland Road, Whitchurch, SY13 1RP

Overview

- End Terrace Property
- Three Bedrooms
- Lounge, Breakfast Kitchen
- Bathroom, Gound Floor WC
- Good Size Garden
- Workshop, Greenhouse
- Single Garage at Rear
- EPC Rating TBA
- Council Tax Band A
- No upward chain



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

Ideal for first time buyers, 42 Wayland Road is an End Terrace House which requires some updating but has the potential to continue to be a much loved home for another generation. Offered to the market with No Upward Chain, the accommodation comprises Entrance Hall, Lounge with under stair storage cupboard, Breakfast Kitchen with Pantry and ground floor WC and to the first floor there are Three Bedrooms and a Bathroom. From the front garden there is a pedestrian gate which leads to the good size rear garden which is mostly laid to lawn with a workshop, shed and a greenhouse. Finally there is a Single Garage which is approached from a lane at the rear of the property.



Your **Local** Property Experts
01948 667 272



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

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 along Station Road and take a right hand turn Wayland Road, where number 42 will be found on the left hand side after a short distance.

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.

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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FLOOR PLAN TO BE INSERTED HERE

LOUNGE

12'1" x 11'7" (3.68m x 3.53m)

BREAKFAST KITCHEN

9'5" X 8' (2.87m x 2.44m)

BEDROOM ONE

8'9" X 8'7" (2.67m x 2.62m)

BEDROOM TWO

11'4" x 9'2" (3.45m x 2.79m)

BEDROOM THREE

8'4" X 6'7" (2.54m x 2.01m)

BATHROOM

6' X 5'4" (1.83m x 1.63m)

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 667 272

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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.