



Helping *you* move



44 Smallbrook Road, Whitchurch, SY13 1BT

Offers Over

£150,000

NO UPWARD CHAIN. A mature two bedroom end terrace house with spacious rear garden and off road parking to the rear, conveniently situated within easy walking distance of the town centre and close to the local Jubilee park.

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Overview

- Mature End Terrace House
- Two Bedrooms
- Off Road Parking to the rear
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Enclosed Rear Garden
- Within Walking Distance of Town Centre and Jubilee Park
- No Upward Chain
- 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

A mature two bedroom end terrace property with good size garden and off street parking for two vehicles to the rear, conveniently situated within easy walking distance of the town centre and close to the local Jubilee Park. Ideal for first time buyers or buy to let investors, it is offered for sale with no upward chain and the accommodation comprises Entrance Hall, spacious Lounge/Dining Room, Kitchen/Breakfast Room, Two Double Bedrooms including the master bedroom with walk in wardrobe and a Family Bathroom. Outside, there is a low maintenance gravel area to the front of the property and to the rear there is a good size enclosed garden with paved seating area.



OUTSIDE

There is a low maintenance gravel area to the front of the property and to the rear there is a good size enclosed garden with paved seating area. There is a shared vehicular access to the side which leads to the rear parking area and there is also a shared pedestrian access for neighbouring properties across the back. This will be confirmed by solicitors during the 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.

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 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch High Street proceed to the mini roundabout by St Alkmunds Church and turn left, continue to the next mini roundabout and turn right into Sherrymill Hill which leads onto Smallbrook Road, continue on and the property can be found on the left hand side.

LOCAL AUTHORITY

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

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.

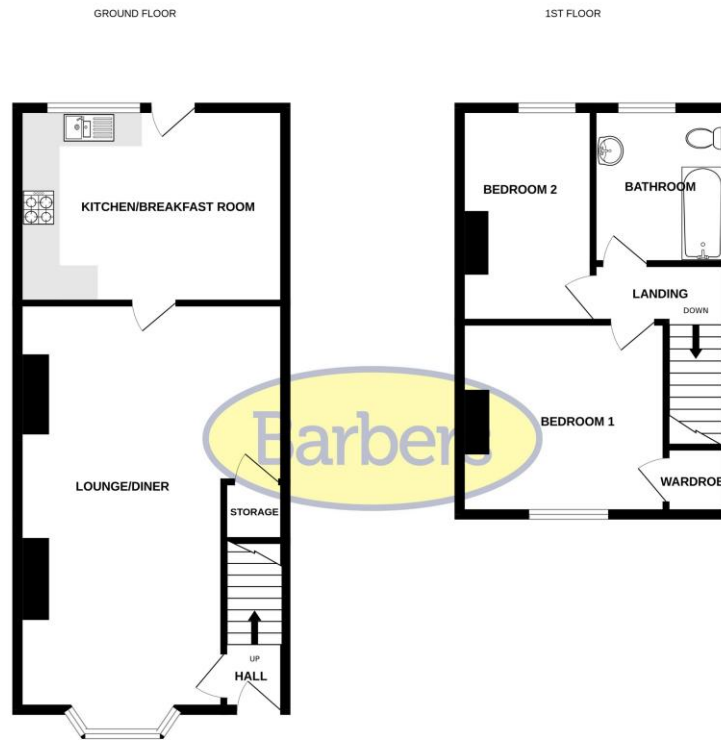
METHOD OF SALE

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.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE/DINING

23' 5" x 15' 3" (7.14m x 4.65m) max

KITCHEN/BREAKFAST ROOM

14' 5" x 11' 3" (4.39m x 3.43m)

BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM TWO

12' 1" x 7' 6" (3.68m x 2.29m)

BATHROOM

8' 8" x 7' 2" (2.64m x 2.18m)

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.