



5 Meadow Court, Nomans Heath, SY14 8DU

Helping *you* move



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Offers In Region Of £285,000



A great size four bedroom detached family home with off road parking and attractive rear garden, situated on a quiet cul de sac in the popular South Cheshire village of Nomans Heath.

- Great Size Detached Family Home
- Four Bedrooms
- Lounge, Study
- Kitchen/Diner
- Utility Room, Family Bathroom
- Off Road Parking, Sunny Aspect Rear Garden
- Popular Village Location
- EPC D, Council Tax Band D



This fantastic four bedroom detached family home is situated on a quiet cul de sac in the popular village of Nomans Heath. It is well presented throughout and benefits from off road parking to the front and a great size enclosed garden to the rear. The current owner has made it into a lovely home and the ground floor comprises Entrance Hall, Cloakroom, Lounge with French doors onto the rear garden, open plan Kitchen/Diner, Utility Room and Study currently being used as an additional bedroom. To the first floor are Four Bedrooms and a Family Bathroom. The attractive rear garden comprises lawn, gravel areas, timber shed and well stocked borders filled with a variety of shrubs and plants.



LOCATION

Nomansheath, which has a local shop/post office, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including two highly regarded schools, one of which being the renowned Bishop Heber High School. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.



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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.

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.

DIRECTIONS

From Whitchurch proceed on the A41 to Chester, upon reaching Nomansheath travel into Cross o'th Hill Road, turn into right by the shop and the property will be found on the left.

LOCAL AUTHORITY

Council tax band D. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667272 or Email: 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.

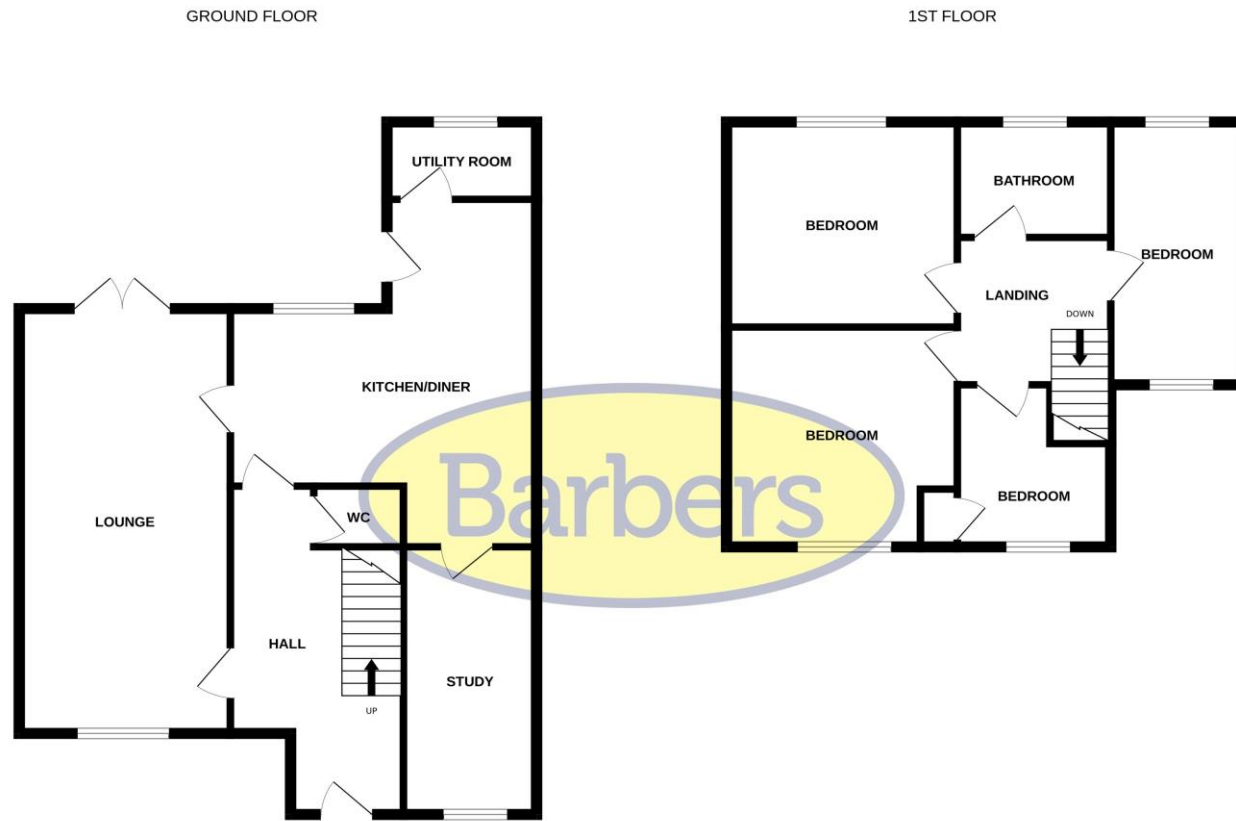
AGENTS NOTE

We are advised that the property has restrictive covenants. Please contact our office for more information.

WH3341603062023



- LOUNGE**
22' 9" x 10' 9" (6.93m x 3.28m)
- KITCHEN/DINER**
18' 7" x 17' 1" max (5.66m x 5.21m)
- UTILITY ROOM**
7' 7" x 4' 3" (2.31m x 1.3m)
- STUDY**
7' 0" x 14' 7" (2.13m x 4.44m)
- BEDROOM ONE**
12' 0" x 11' 0" (3.66m x 3.35m)
- BEDROOM TWO**
10' 6" x 11' 0" (3.2m x 3.35m)
- BEDROOM THREE**
13' 2" x 7' 0" (4.01m x 2.13m)
- BEDROOM FOUR**
8' 0" x 8' 9" (2.44m x 2.67m) (max)



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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