



Helping *you* move



## 46 Sharps Drive, Whitchurch, SY13 1JR

**NO UPWARD CHAIN.** A three bedroom detached bungalow with driveway and single garage, situated within walking distance of the town centre and close to the local Jubilee Park.

Offers in the Region of  
**£250,000**

# 46 Sharps Drive, Whitchurch, SY13 1JR

## Overview

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Single Garage
- Enclosed Rear Garden
- No Upward Chain
- Within Walking Distance of Town Centre
- Close to Jubilee Park
- EPC D
- Council Tax Band D



## 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

Standing in a slightly elevated position, located near to Jubilee Park and convenient for the town circular bus route, this detached bungalow is approached through double gates and off-road parking is provided in front of the garage. From the enclosed front porch, you step into a central hall from which all the rooms lead off. There are two living spaces, one being a nice sized lounge providing plenty of space for relaxing with a pleasant bow window overlooking the front of the bungalow, and there is also a separate dining room with patio doors to the rear garden. The kitchen is currently located off the dining room, and although compact, it is functional. However, a new owner may want to reconfigure the kitchen and dining room, to create a larger kitchen/diner with a utility room/rear entrance room off it. There are two double bedrooms, one at the front of the property with a bow window, and one at the rear, overlooking the garden, a third single bedroom sits between the two doubles and if not needed to be used as a bedroom, it would make an ideal home office or a practical dressing room. The shower room completes the accommodation. Outside there is a small garden to the front and a private enclosed rear garden, filled with a variety of mature shrubs and plants.



# Your Local Property Experts

01948 667272



## 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 D. 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](mailto:whitchurch@barbers-online.co.uk)



## DIRECTIONS

From either Smallbrook Road or Wrexham Road travel into Thompsons Drive and then into Sharps Drive where the property can be found after a short distance on the right hand side.

## ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

## 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

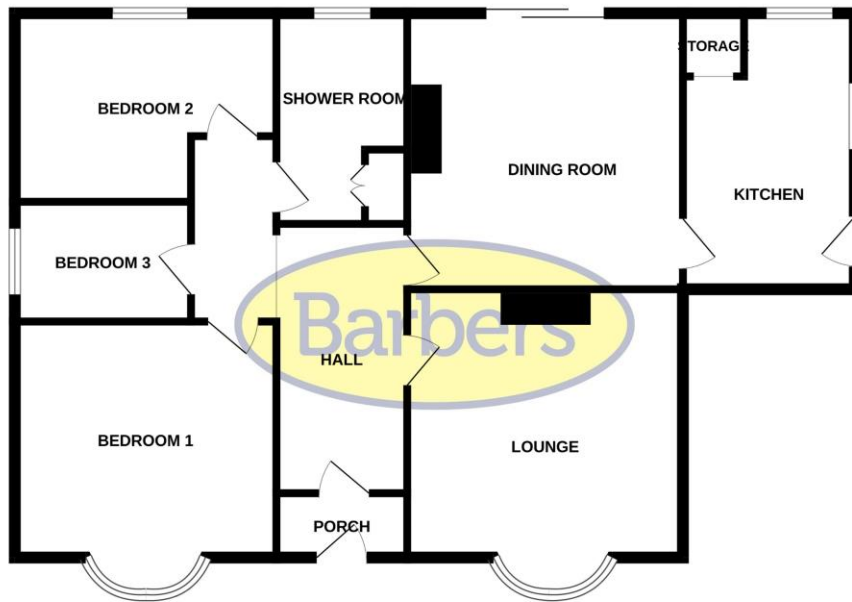
For Sale by Private Treaty.

## 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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GROUND FLOOR



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**

13' 9" x 12' 8" (4.19m x 3.86m)

**DINING ROOM**

14' 3" x 12' 9" (4.34m x 3.89m) max

**KITCHEN**

12' 6" x 8' 7" (3.81m x 2.62m)

**BEDROOM ONE**

12' 5" x 11' 9" (3.78m x 3.58m)

**BEDROOM TWO**

12' 8" x 10' 0" (3.86m x 3.05m)

**BEDROOM THREE**

9' 4" x 6' 0" (2.84m x 1.83m)

**SHOWER ROOM**

9' 9" x 6' 6" (2.97m x 1.98m) 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.