



Helping *you* move



167 Queensway, Whitchurch, SY13 1HF

Offers in the Region of
£175,000

A good size mature link semi-detached house with driveway and low maintenance enclosed rear garden, situated in a quiet residential area of Whitchurch within easy walking distance of the town centre and local schools.

167 Queensway, Whitchurch, SY13 1HF

Overview

- Mature Link Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Utility Room
- Ground Floor Wet Room
- Family Bathroom
- Quiet Residential Location
- Within Walking Distance of Town Centre and Local Schools
- Driveway
- Low Maintenance Rear Garden
- 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, three 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

This mature link semi-detached house is situated in a quiet residential area of Whitchurch and is within easy walking distance of the town centre and local schools. It provides good size accommodation with the ground floor comprising Entrance Hall, Lounge with French doors onto the rear garden, Dining Room, modern Kitchen, spacious Utility Room and Wet Room. To the first floor are Three Bedrooms and a Family Bathroom. Outside, a brick paved driveway to the front provides off road parking and there is a low maintenance enclosed rear garden with paved patio and gravel areas.



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 B. 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 over the mini roundabout on Dodington towards Shrewsbury/Newport direction into Sedgford then take the right hand turning into Queensway, continue on and the property can be found 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 TBC. The full energy performance certificate (EPC) is available for this property upon request.

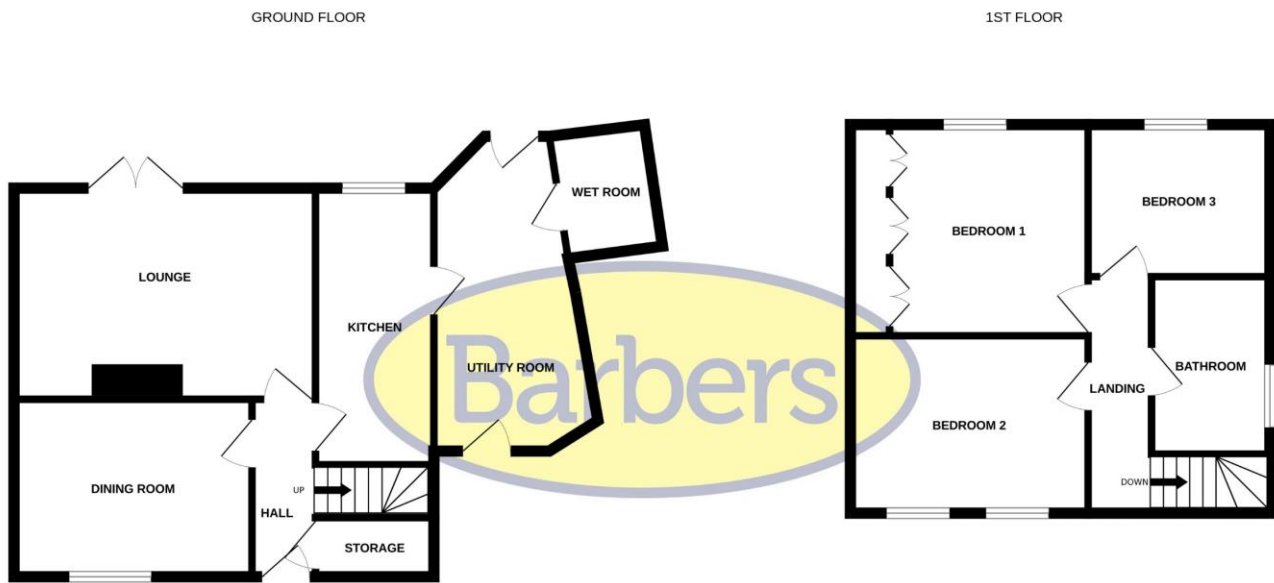
METHOD OF SALE

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 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

15' 9" x 11' 9" (4.8m x 3.58m)

DINING ROOM

12' 5" x 9' 2" (3.78m x 2.79m)

KITCHEN

14' 6" x 5' 8" (4.42m x 1.73m)

UTILITY ROOM

14' 9" x 10' 0" (4.5m x 3.05m)

BEDROOM ONE

10' 5" x 11' 2" (3.18m x 3.4m)

BEDROOM TWO

12' 6" x 8' 8" (3.81m x 2.64m)

BEDROOM THREE

9' 3" x 8' 6" (2.82m x 2.59m)

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.