



Helping *you* move



32 Blakemere Close, Whitchurch, SY13 1PE

Offers in the Region of
£195,000

A very well presented two bedroom semi-detached house with driveway, carport and enclosed garden along with a superb outdoor office/gym/garden room. Situated in a quiet residential area of Whitchurch and within easy walking distance of the town centre and local schools.

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Overview

- Modern Semi-Detached House
- Two Bedrooms
- Lounge
- Kitchen with Walk-In Pantry/Utility Room
- Shower Room with Underfloor Heating
- Versatile Outdoor Office/Gym/Garden Room with Heating/Air Conditioning
- Convenient for Town Centre and Local Schools
- 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 very well presented modern two bedroom 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. The current owners have made it into a lovely home that is finished to a high standard and the ground floor comprises Entrance Hall, Lounge and fabulous Kitchen with useful walk in Pantry/Utility and French doors opening onto the rear garden. To the first floor are Two Bedrooms and a modern Shower Room with underfloor heating. A brick paved driveway provides good off road parking and there is also a carport with electric charging point. Outside, there is a fantastic low maintenance rear garden with paved patio area, artificial lawn and a superb outdoor Office/Gym/Garden Room with heating/air conditioning.



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

Travel along Talbot Street, take second left turn into Egerton Road, take the right hand turning into Blakemere Close. No. 32 will be found on the right 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 tba. 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.

WH33193 030723

FLOOR PLAN TO BE INSERTED HERE

LOUNGE

13' 0" x 10' 1" (3.96m x 3.07m)

KITCHEN

13' 2" x 9' 9" (4.01m x 2.97m)

BEDROOM ONE

13' 2" max to alcove x 9' 9" (4.01m x 2.97m)

BEDROOM TWO

10' 9" x 6' 6" excl w/r (3.28m x 1.98m)

OUTDOOR GYM/OFFICE/GARDEN ROOM

15' 5" x 9' 6" (4.7m x 2.9m)

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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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.