



Helping *you* move



Lower House, 44a Dodington, Whitchurch, SY13 1EF

A charming Grade II Listed Edwardian end terrace property conveniently situated within easy walking distance of the town centre and local schools, currently split into two separate flats but with the potential to be transformed into a superb, spacious family home.

Offers in the Region of

£265,000

Helping *you* move

Lower House, 44a Dodington, Whitchurch, SY13 1EF

Overview

- Edwardian End Terrace Property
- Currently split into Two Flats
- Potential to be transformed into a superb family home
- High Ceilings and Sash Windows
- Grade II Listed
- Good Size Rear Garden
- Two Brick Outbuildings
- Convenient for Town Centre and Local Schools
- No Upward Chain
- Both Flats Council Tax Band A



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

Lower House, is a charming Grade II listed Edwardian end terrace property conveniently situated in a residential area within easy walking distance of the town centre with its extensive range of shops, as well as being well placed for leisure facilities and local schools. The house has been converted by the current owners into two self-contained flats. Situated on the ground floor, Flat 1, has the benefit of two separate entrances and comprises large Lounge/Bedsit area with a south facing picture window, fully fitted Kitchen/Diner, Shower Room and separate WC. There is a newly built rear Porch securing the rear entrance and this leads to a patio area an extensive garden. From the front entrance door and Hallway, stairs lead to the first floor and Flat 2's Entrance Door. This delightful flat has a good-sized open plan fitted Kitchen/Diner/Living Room, Two Double Bedrooms and a large Bathroom. This spacious airy flat has windows that overlook Dodington and the gardens to the rear.



Your Local Property Experts

01948 667272



The large rear garden is wonderful surprise, having a feeling of seclusion and privacy, and benefitting from two brick outbuildings for storing garden and leisure equipment. The garden may have future benefit potential subject to any necessary Local Authority consent.

The property is well maintained by the current owners, and both flats have their own independent gas central heating systems, and their own electricity meters. The property benefits from double glazed windows and a fully insulated roof.

Lower House is being offered to the market with two excellent, established tenants who have been occupying the flats for a number of years, but it also has the potential to be converted back to a very desirable 3 bedroom, two bathroom home with large garden subject to any consent that may be needed from the Local Authority.



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.

DEVELOPMENT CLAWBACK

The property will be subject to a development clawback . i.e. should planning permission for a separate residential development be granted within the grounds of the property within 25 years of completion then the buyer (or their successors in title) will pay the seller (or their successors in title) 25% of any increase in the value of the property attributable to this permission . For avoidance of doubt, this does not limit the use of the extension to the property or utilisation of existing outbuildings for ancillary or incidental use associated with the main dwelling. This will be confirmed by solicitors during pre-contract enquiries.

LOCAL AUTHORITY

Council Tax Band A. 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 our office, turn right into the High Street, at the bottom of the High Street follow the pedestrian area to the corner, turning left into Watergate Street, continue on past Bark Hill into Dodington and the property can be found after a short distance on the left hand side opposite the turning for Rosemary Lane.

ENERGY PERFORMANCE

An energy performance certificate (EPC) is not required for this property due to it being Grade II listed.

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 FLAT:

LIVING ROOM/BEDROOM

15' 4" x 17' 8" (4.67m x 5.38m)

KITCHEN

18' 4" x 13' 0" (5.59m x 3.96m) max

FIRST FLOOR FLAT:

LIVING ROOM/KITCHEN

18' 2" x 13' 0" (5.54m x 3.96m)

BEDROOM ONE

17' 9" x 9' 5" (5.41m x 2.87m)

BEDROOM TWO

12' 4" x 10' 6" (3.76m x 3.2m)

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.