



Helping *you* move



7 Clayton Drive, Whitchurch, SY13 1PX

This three bedroom semi-detached dormer property, which would benefit from some upgrading, is situated in a quiet cul de sac in a peaceful residential area of Whitchurch and is offered for sale with no upward chain.

Offers in the Region of
£250,000

7 Clayton Drive, Whitchurch, SY13 1PX

Overview

- Semi-Detached Dormer Property
- Three Bedrooms (one on ground floor)
- Ground Floor Bathroom
- Popular Residential Location
- Single Garage
- No Upward Chain
- Lounge/Diner
- Kitchen
- Enclosed Rear Garden
- EPC TBC, Council Tax Band B



Location

Clayton Drive is an established cul de sac within easy reach of the town centre of the historic North Shropshire 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. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within approximately 16 to 22 miles.

Brief Description

This three bedroom semi-detached dormer property, which would benefit from some upgrading, is situated in a quiet cul de sac in a peaceful residential area of Whitchurch and is offered for sale with no upward chain. The ground floor accommodation comprises Entrance Hall, Lounge/Diner, Kitchen, Ground Floor Bedroom and Bathroom. To the first floor there is a good sized, light and airy Landing, with storage cupboard, which would make an ideal study area with two larger Bedrooms either side of the landing. To the front of the property there is a gravel garden with mature planting, and a drive providing off road parking in front of the integrated Garage. A path at the side of the property leads to the enclosed rear garden, mainly laid to lawn with mature evergreen shrubs interspersed with mature perennial 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

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 Brownlow Street turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury. Continue on this road where the turning for Clayton Drive can be found on the left hand side and the property can be found after a short distance on the left hand side.

ENERGY PERFORMANCE

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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FLOOR PLAN TO BE INSERTED HERE

LOUNGE/DINING

26' 3" x 12' 4" (8m x 3.76m) max

KITCHEN

11' 4" x 9' 4" (3.45m x 2.84m)

BATHROOM

8' 6" x 5' 9" (2.59m x 1.75m)

GROUND FLOOR BEDROOM

10' 7" x 7' 9" (3.23m x 2.36m)

BEDROOM ONE

16' 0" x 10' 6" (4.88m x 3.2m)

BEDROOM TWO

16' 5" x 12' 4" (5m x 3.76m)

GARAGE

15' 7" x 10' 3" (4.75m x 3.12m)

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.