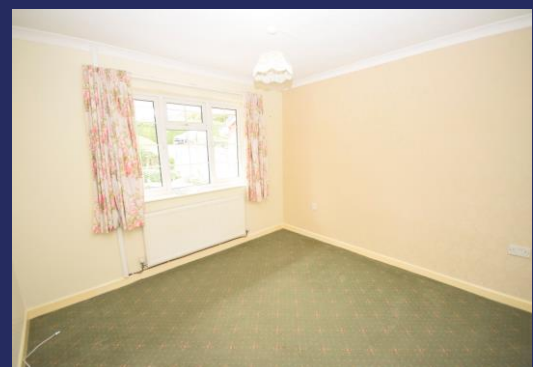




Helping *you* move



## 20 Church Meadows, Whitchurch, SY13 1PY

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

**NO UPWARD CHAIN.** This two bedroom detached bungalow is set on a good size plot with beautiful gardens, driveway and single garage. It has so much potential and is ready for a new owner to update and put their own stamp on.

# 20 Church Meadows, Whitchurch, SY13 1PY

## Overview

- Detached Bungalow
- Two Double Bedrooms
- No Upward Chain
- Requires Modernisation
- Fantastic Potential
- Beautiful Gardens
- Peaceful Residential Location
- Within Walking Distance of Town Centre
- Driveway and Single Garage
- EPC C
- Council Tax Band C



## Location

Situated in 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

Situated in a peaceful residential area of Whitchurch yet within walking distance of the town centre, this two bedroom detached bungalow is set on a good size plot with beautiful gardens, driveway and single garage. It has so much potential and is ready for a new owner to update and put their own stamp on. The accommodation comprises Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and a Bathroom. The large, immaculately maintained rear garden is mainly laid to lawn with well stocked borders filled with a wide variety of plants and shrubs, decorative pond and a generous paved patio ideal for relaxing and al fresco dining. There is also a low maintenance front garden with paved 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 C. 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

Turn into Claypit Street towards the Community Hospital also signed Wirswall/Marbury, continue along then turn left into Church Meadows, proceed then bear right where 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 C. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

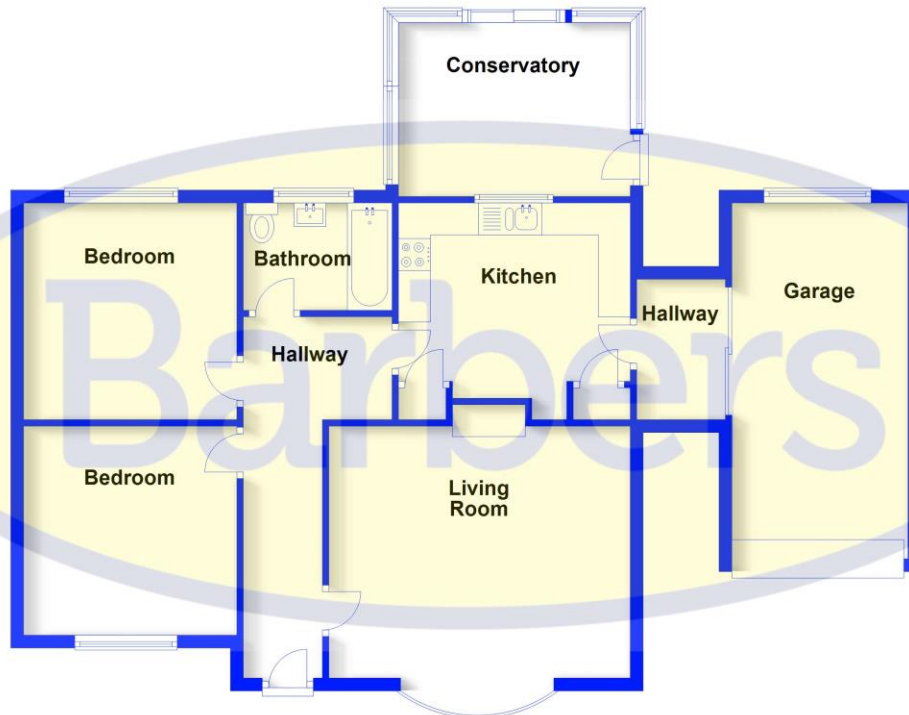
#### AML REGULATIONS

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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**Ground Floor**

Approx. 97.7 sq. metres (1051.4 sq. feet)



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**LOUNGE**

15' 5" x 12' 9" (4.7m x 3.89m)

**BEDROOM TWO**

10' 9" x 10' 5" (3.28m x 3.18m)

**KITCHEN**

11' 8" x 9' 9" (3.56m x 2.97m)

**GARAGE**

18' 10" x 8' 2" (5.74m x 2.49m)

**BEDROOM ONE**

11' 1" x 11' 0" (3.38m x 3.35m)

## 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)

**Barbers**

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.