



Helping *you* move



**183 Alkington Road, Whitchurch, SY13 1SY**

Offers in the Region of  
**£320,000**

**NO UPWARD CHAIN.** A two bedroom detached bungalow situated in a much sought after area on the fringe of Whitchurch, yet still within walking distance of the town centre and local amenities. Set on a good size plot with a generous driveway and single garage.

# 183 Alkington Road, Whitchurch, SY13 1SY

## Overview

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Sought After Location
- Good Size Plot
- Spacious Driveway
- Single Garage
- No Upward Chain
- Conservatory
- EPC TBC
- Council Tax Band C



## Location

Whitchurch is a busy, historical market town 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

This two bedroom detached bungalow is situated in a much sought after area on the fringe of Whitchurch, yet is still within walking distance of the town centre and local amenities. Set on a good size plot with a generous driveway and single garage, this lovely home has so much potential and is ideal if you are looking for a property to update and really make your own. Although currently a two bedroom property there is potential to use one of the reception rooms as an additional bedroom if required. It is offered for sale with no upward chain and the accommodation comprises Entrance Porch, Hallway, Lounge, Sitting Room/Bedroom Three, Conservatory, Kitchen, Rear Entrance Porch/Utility, Two Bedrooms, one of which has an En Suite Wet Room and there is also a separate Bathroom.



# 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

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 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



## DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue on and the property can be found on the right hand side shortly before the turning for Highfields Avenue.

## 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.

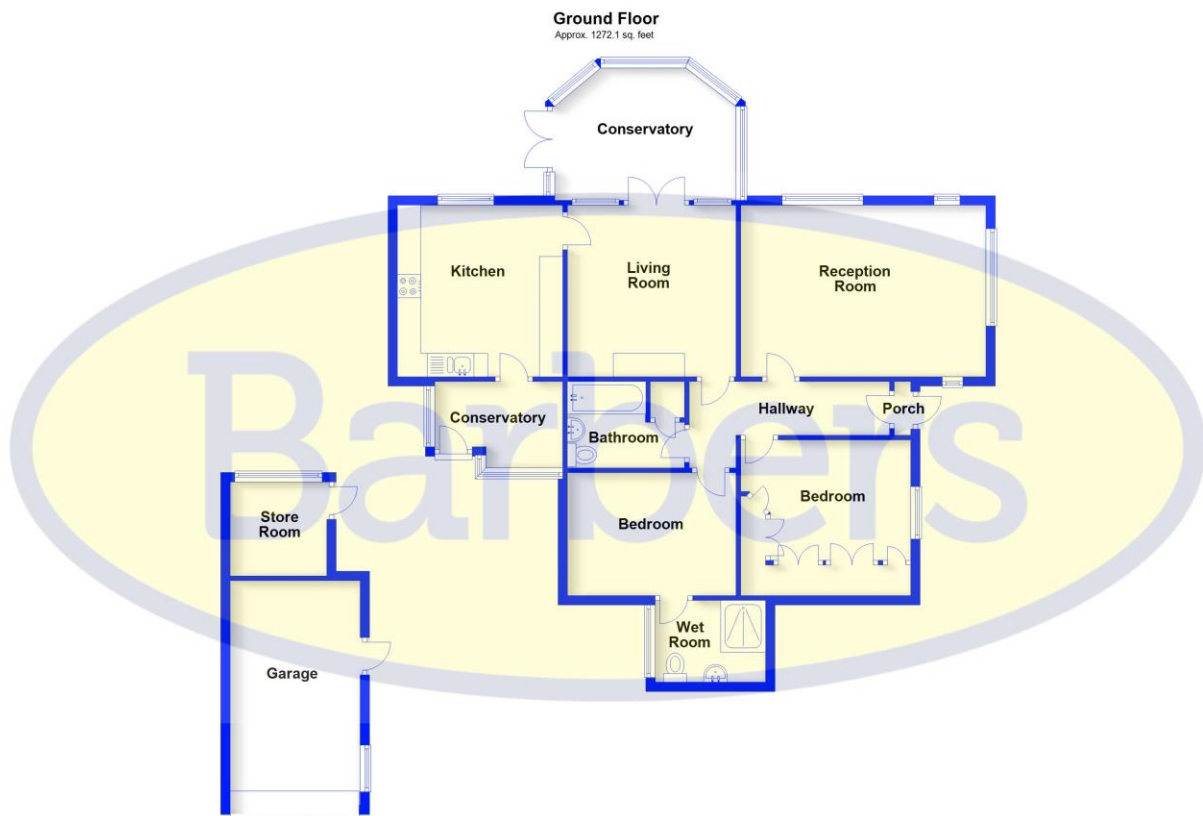
## METHOD OF SALE

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.

WH33772 050923190124



Total area: approx. 1272.1 sq. feet

Plan produced by 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**

17' 2" x 11' 9" (5.23m x 3.58m)

**SITTING ROOM/BEDROOM THREE**

12' 5" x 11' 8" (3.78m x 3.56m)

**CONSERVATORY**

13' 4" max x 9' 8" max (4.06m x 2.95m)

**KITCHEN**

12' 0" x 10' 9" (3.66m x 3.28m)

**REAR ENTRANCE PORCH/UTILITY**

8' 9" x 6' 2" (2.67m x 1.88m)

**BEDROOM ONE**

11' 4" x 10' 9" (3.45m x 3.28m)

**BEDROOM TWO**

11' 8" x 8' 6" (3.56m x 2.59m)

**GARAGE**

10' 4" x 8' 3" (3.15m x 2.51m)

**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)



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.