



Helping *you* move



## 23 Newport Road, Whitchurch, SY13 1QD

Offers in the Region of

**£165,000**

Offered for sale with NO UPWARD CHAIN. A mature two bedroom semi-detached house situated in a popular area of Whitchurch and conveniently located within easy walking distance of the town centre and local schools.

# 23 Newport Road, Whitchurch, SY13 1QD

## Overview

- Mature Semi-Detached House
- Two Bedrooms
- Elevated Position
- Convenient for Town Centre and Local Schools
- No Upward Chain
- Great Size Rear Garden
- Lounge
- Breakfast Kitchen
- Shower Room
- EPC D
- 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

Set in an elevated position, this mature two bedroom semi-detached house is situated in a popular area of Whitchurch and is conveniently located within easy walking distance of the town centre and local schools. Offered for sale with no upward chain, it is ready for a new owner to put their own stamp on and the accommodation comprises Entrance Hall, Lounge with bay window, Breakfast Kitchen, Garden Room/Rear Porch, Two Bedrooms and Shower Room . Externally, a driveway, carport and single garage provide good off road parking facilities and there is a great size rear garden with a lovely sunny aspect, mainly laid to lawn with gravel areas and well stocked borders filled with a good variety of established shrubs and 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

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



## 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 D. The full energy performance certificate (EPC) is available for this property upon request.

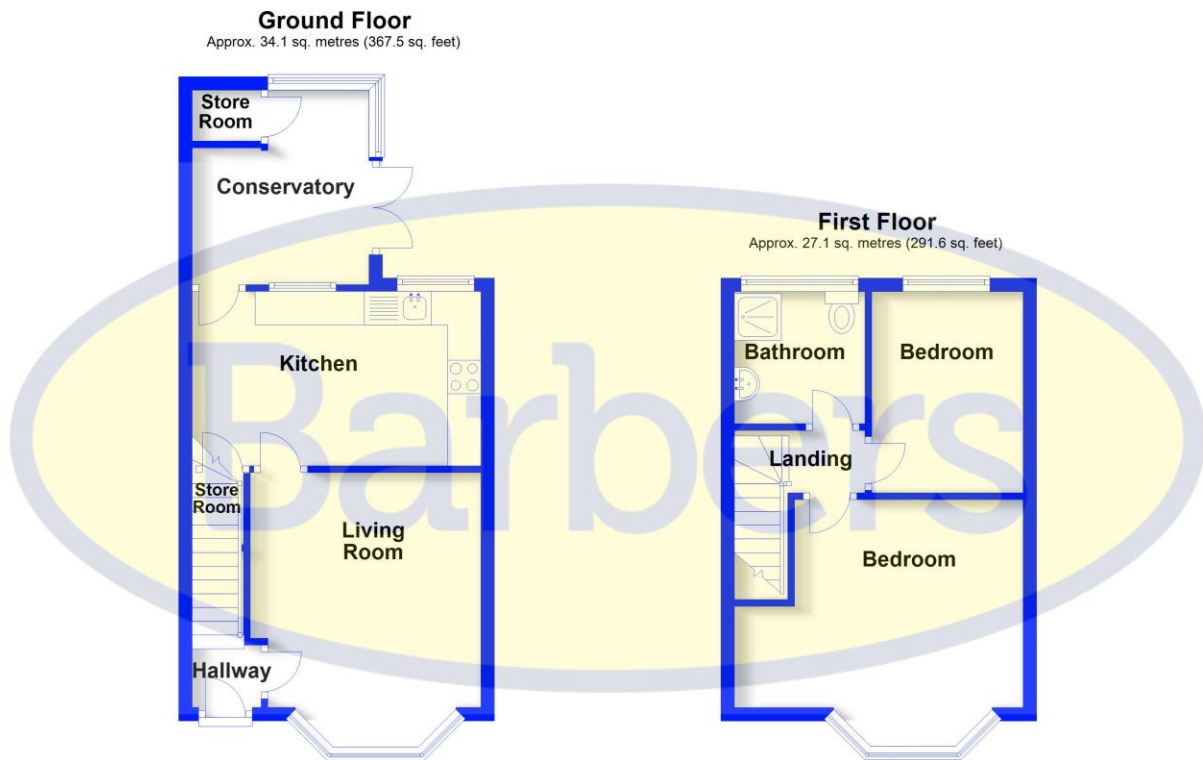
## METHOD OF SALE

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.

WH32951 070923



Total area: approx. 61.2 sq. metres (659.0 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**

13' 3 into bay" x 11' 1" (4.04m x 3.38m)

**KITCHEN/DINER**

14' 0" x 8' 5" (4.27m x 2.57m)

**LEAN TO GARDEN ROOM/REAR PORCH**

8' 8 max" x 9' 3 max" (2.64m x 2.82m)

**BEDROOM ONE**

14' 1 max" x 11' 7 into bay" (4.29m x 3.53m)

**BEDROOM TWO**

9' 8" x 7' 3" (2.95m x 2.21m)

**WET ROOM**

6' 4" x 7' 0" (1.93m x 2.13m)

**GARAGE**

8' 1" x 14' 1" (2.46m x 4.29m)

**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.