



Helping *you* move



## 1 Blackmore Grove, Whitchurch, SY13 1RR

Offers in the Region of

**£245,000**

A good size three bedroom detached house with driveway, single garage and low maintenance rear garden, set on a lovely corner plot in a popular residential area of Whitchurch.



# 1 Blackmore Grove, Whitchurch, SY13 1RR

## Overview

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Lovely Corner Plot
- Popular Residential Location
- Convenient for Town Centre
- Driveway
- Single Garage
- Low Maintenance Rear Garden
- EPC C
- Council Tax Band D



## Location

The property is 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 on a lovely corner plot, this good size three bedroom detached house is located in a popular residential area of Whitchurch and is within easy walking distance of the town centre, local schools and amenities. The accommodation comprises; Entrance Hall, Cloakroom, Lounge with bay window, Kitchen, Dining Room with doors opening onto the rear garden, Three Bedrooms, Master En Suite and a Family Bathroom. Outside, there is a lawned garden to the front along with a driveway and single garage, providing good off road parking. To the rear is a low maintenance rear garden with paved patio, gravel areas and a variety of mature shrubs, plants and trees.



# 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 D. 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 towards the Community Hospital/ Wirswall/Marbury off Brownlow Street onto Claypit Street/Alport Road. Continue on and Blackmore Grove is on the right hand side. The property is the first house on the left hand side.

## ENERGY PERFORMANCE

EPC C. 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

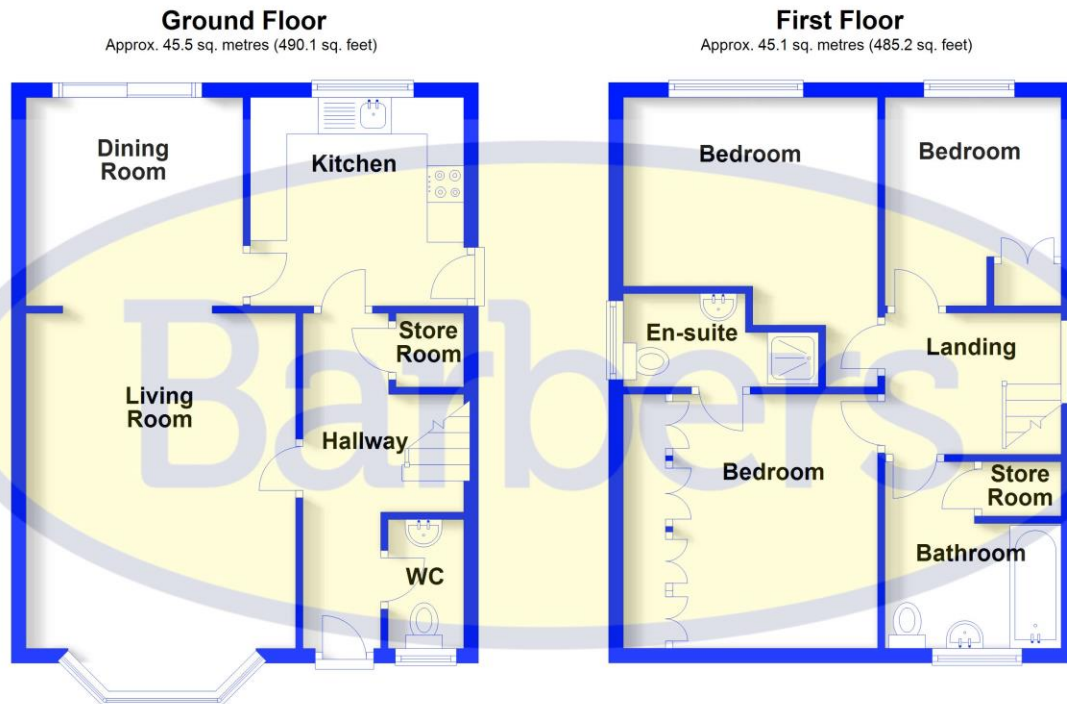
For Sale by Private Treaty.

## 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.

WH34088 110923





Total area: approx. 90.6 sq. metres (975.3 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' 2" x 12' 8" (4.62m x 3.86m)

**DINING ROOM**

9' 7" x 9' 2" (2.92m x 2.79m)

**KITCHEN**

9' 7" x 09' 8" (2.92m x 2.95m)

**BEDROOM ONE**

11' 9" x 11' 5" (3.58m x 3.48m)

**BEDROOM TWO**

11' 5" x 9' 7" (3.48m x 2.92m)

**BEDROOM THREE**

9' 7" x 7' 9" (2.92m x 2.36m)

**BATHROOM**

7' 9" x 8' 3" (2.36m x 2.51m)

**GARAGE**

16' 8" x 8' 2" (5.08m x 2.49m)

**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.