



Helping *you* move



9 St Alkmunds Meadow, Whitchurch, SY13 1GY

Offers in the Region of

£255,000

A great size four bedroom semi-detached house with off road parking and low maintenance rear garden, conveniently situated in a quiet location within a stones throw of Whitchurch town centre.

9 St Alkmunds Meadows, Whitchurch, SY13 1GY

Overview

- Semi-Detached House
- Four Bedrooms
- Master En Suite and Family Bathroom
- Lounge, Open Plan Kitchen/Diner
- Utility Room, Cloakroom with WC
- Office/Play Room
- Off Road Parking
- Quiet Residential Location
- Close to Town Centre
- EPC C
- Council Tax Band D



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

This four bedroom semi-detached house is situated in a quiet residential location within a stones throw of Whitchurch town centre. The good size accommodation, which has gas central heating and double glazing, comprises Entrance Hall, Lounge, open plan Kitchen/Diner, Utility Room and Cloakroom with WC. To the first floor are Four Bedrooms including the Master Bedroom with En Suite Shower Room and there is also a separate Family Bathroom. To the front there is good off road parking with access to the garage which has been split into a storage area and office/play room but could be easily converted back into a garage if desired. The low maintenance rear garden has a paved patio seating area with steps leading to tiered gardens with a variety of established shrubs and plants.



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

St Alkmunds Meadow will be found off Bargates, which can be approached off the High Street or from the mini roundabout on the London Road (after Sainsburys), then turning left into Bargates and St Alkmunds Meadow will be found on the right 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.

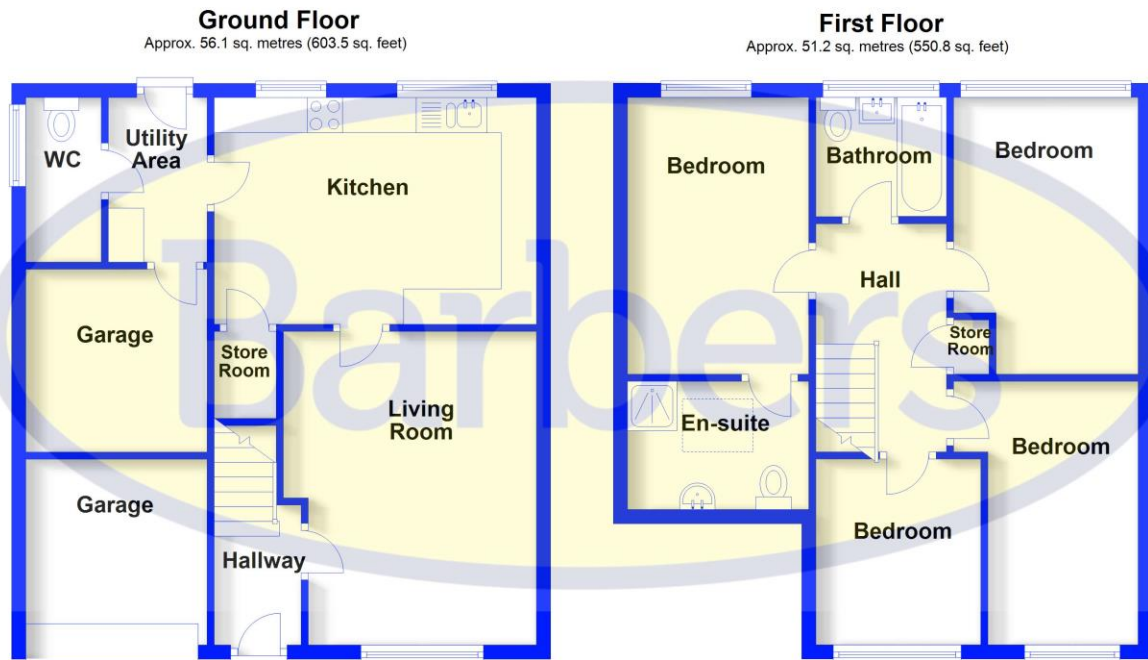
AML REGULATIONS

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.

AGENTS NOTE

We have been advised that there are restrictive covenants. A full copy of these are available for further information. This will be confirmed by the solicitors during Pre-Contract enquiries.

WH32699 241023



Total area: approx. 107.2 sq. metres (1154.4 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

14' 8" x 12' 1" (4.47m x 3.68m)

KITCHEN/DINER

14' 9" x 10' 6" (4.5m x 3.2m)

UTILITY ROOM

7' 6" x 4' 5" (2.29m x 1.35m)

BEDROOM ONE

13' 2" x 8' 2" (4.01m x 2.49m)

EN SUITE

8' 1" x 5' 9" (2.46m x 1.75m)

BEDROOM TWO

13' 3" x 8' 5" (4.04m x 2.57m)

BEDROOM THREE

12' 2" x 8' 5" (3.71m x 2.57m)

BEDROOM FOUR

8' 5" x 7' 7" (2.57m x 2.31m)

FAMILY BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m)

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



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.