



Helping *you* move



15 Mount Crescent, Whitchurch, SY13 1GW

A beautifully presented spacious modern town house with four double bedrooms and three bathrooms, situated in a most sought after area of Whitchurch and with the added benefit of a driveway, single garage and enclosed rear garden.

Offers in the Region of
£285,000

15 Mount Crescent, Whitchurch, SY13 1GW

Overview

- Spacious Modern Town House
- Four Double Bedrooms
- Three Bathrooms
- Sought After Location
- Well Presented Accommodation
- Lounge
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Driveway and Single Garage
- EPC C
- Council Tax Band E



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. 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

Mount Crescent is one of the most sought after locations in Whitchurch, close to the town centre and enjoys views towards St Alkmunds Church. This property is set over three floors and incorporates Four Double Bedrooms and Three Bathrooms. The spacious accommodation is beautifully presented throughout and comprises: Entrance Hall, Cloakroom, recently fitted shaker style Kitchen/Breakfast Room with integrated appliances and an added bonus of a large pantry cupboard, Lounge with French doors leading onto the rear garden, Four Double Bedrooms, one of which is currently used as a study, Two Ensuite Shower Rooms and a Family Bathroom. Outside, a brick paved driveway and a single garage provide off road parking, there is a well maintained garden to the rear with a stone patio and raised borders filled with established shrubs, plants and trees.



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.

MANAGEMENT COMPANY

We are advised there is a monthly service charge of £30 per month to cover the maintenance of the communal areas and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. There are also restrictive covenants. Please contact our office for further details.

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.



LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From our office in High Street continue on to the top of the road then take the 2nd exit on the roundabout, at the next roundabout take the first left into Mount Crescent, continue round and 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

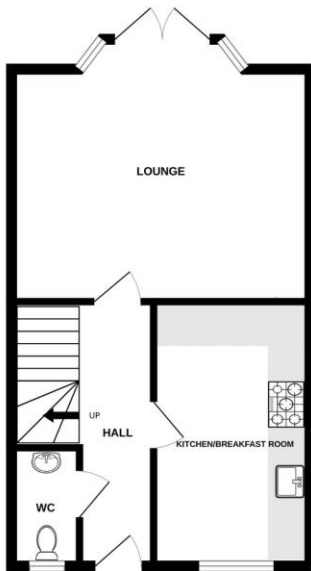
For Sale by Private Treaty.

AML REGULATIONS

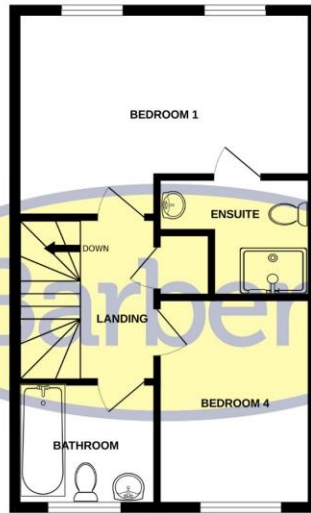
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH34381 161123

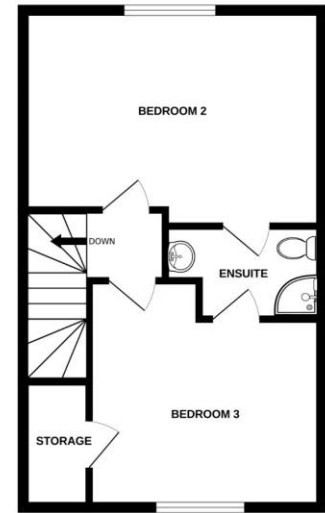
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE

16' 1" x 12' 6" (4.9m x 3.81m)

KITCHEN/BREAKFAST ROOM

14' 3" x 8' 5" (4.34m x 2.57m)

BEDROOM ONE

16' 1" x 11' 8 (into door recess)" (4.9m x 3.56m)

EN SUITE

8' 5" x 6' 1" (2.57m x 1.85m)

BEDROOM FOUR

11' 9" x 8' 6" (3.58m x 2.59m)

FAMILY BATHROOM

7' 0" x 6' 6" (2.13m x 1.98m)

BEDROOM TWO

16' 1" x 11' 5" (4.9m x 3.48m)

BEDROOM THREE

13' 2" x 12' 6" (4.01m x 3.81m)

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

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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.