



Helping *you* move



Hogmanay, Sandford, Whitchurch, SY13 2AN

Offers in the Region of

£335,000

A very spacious four bedroom detached bungalow set on a generous plot with great size garden, large driveway and detached double garage. NO UPWARD CHAIN.

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Overview

- Spacious Detached Bungalow
- Four Bedrooms
- Large Gardens
- Generous Driveway
- Detached Double Garage
- Master En Suite and Family Bathroom
- Lounge with Log Burner
- No Upward Chain
- Great Commuter Links
- EPC D
- Council Tax Band D



Location

The property is situated in Sandford and is approached off the A41 providing great commuter links. It is situated approximately 5 miles from 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. Market Drayton is situated approximately 7 miles away and also offers facilities for daily requirements. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 26 miles approximately.

Brief Description

Offered for sale with no upward chain, this fantastic four bedroom detached bungalow is set on a large plot and is situated in Sandford which offers great commuter links and is within a short drive of the market towns of Whitchurch and Market Drayton. The property is approached through double electric gates onto a large driveway with detached double garage, providing ample parking space for several vehicles. There is a spacious lawned garden to the front and a low maintenance gravel garden to the rear. The accommodation briefly comprises Entrance Porch, Hallway, good size Lounge with log burner, Kitchen, Utility Room, Store Room, Four Bedrooms including the Master Bedroom with En Suite and there is also a separate Family 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 D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



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 Whitchurch proceed on the A41 towards Newport, continue on for approximately 3.5 miles and the property can be found on the left hand side shortly after Sandford Industrial Park.

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

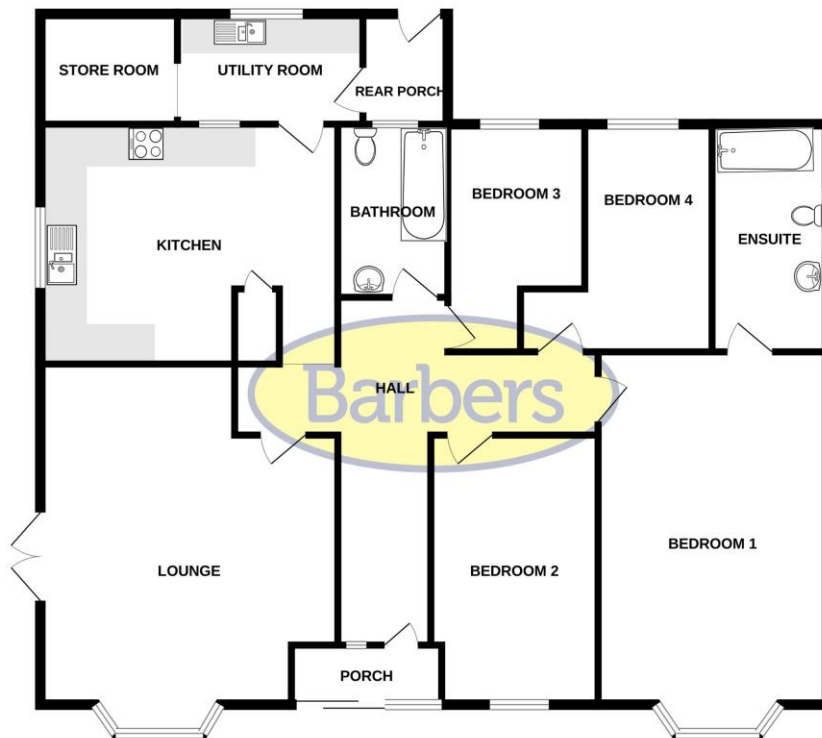
For Sale by Private Treaty.

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.

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GROUND 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.
Made with Metropix 02/04

LOUNGE
18' 4" x 16' 6" (5.59m x 5.03m) max

KITCHEN
14' 6" x 11' 8" (4.42m x 3.56m)

UTILITY ROOM
9' 6" x 6' 1" (2.9m x 1.85m)

STORE ROOM
7' 5" x 6' 2" (2.26m x 1.88m)

MASTER BEDROOM
18' 3" x 12' 0" (5.56m x 3.66m)

EN SUITE
12' 0" x 5' 6" (3.66m x 1.68m)

BEDROOM TWO
12' 7" x 9' 6" (3.84m x 2.9m)

BEDROOM THREE
12' 1" x 10' 1" (3.68m x 3.07m) max

BEDROOM FOUR
11' 9" x 9' 0" (3.58m x 2.74m)

FAMILY BATHROOM
8' 6" x 5' 5" (2.59m x 1.65m)

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

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Barbers

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.