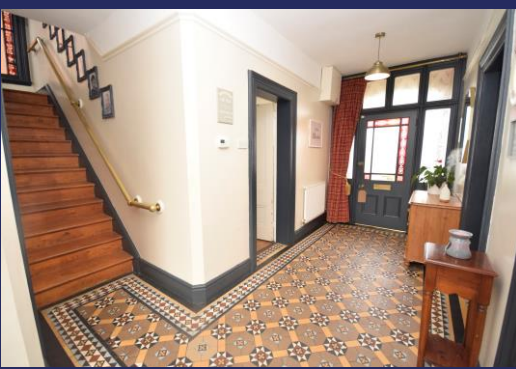




Helping *you* move



20 Station Road

A handsome Victorian Four Bedroom Detached House with beautifully presented, generous accommodation; conveniently situated for Whitchurch town centre, local schools, and the railway station.

Offers in the Region of

£415,000

20 Station Road, Whitchurch, SY13 1RE

Overview

- Detached Victorian House
- Abundance of Character Features
- Four Bedrooms
- Living Room, Dining Room
- Kitchen/Diner, Snug
- Large Rear Garden
- Beautifully Presented
- Close to Town Centre, Schools &
- Railway Station
- EPC Rating D
- Council Tax Band D
- No upward chain



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 is a fantastic opportunity to purchase an impressive double fronted four-bedroom, three reception room Victorian detached house conveniently situated within easy walking distance of the town centre and local schools. Full of charm, this beautiful property has an abundance of character features including high ceilings, picture rails, original flooring, decorative fireplaces and feature stained glass windows and front door. It is a wonderful family home that provides substantial accommodation with the ground floor comprising spacious Entrance Hall with original Minton tiled floor, Lounge and Sitting Room, both with bay windows, built in alcove shelving and feature fireplaces, lovely Kitchen/Diner and Snug with quarry tiled flooring, log burner and French doors opening onto the rear garden.



A wide staircase with arched stained-glass window leads to the first floor where you will find Four Bedrooms, incorporating three doubles and a single and there is also a Family Bathroom.

To the rear of the property you will find a fabulous sunny aspect enclosed garden, mainly laid to lawn with a generous paved patio area and a variety of established shrubs, plants and mature trees. It is offered for sale with no upward chain and viewings are highly recommended to truly appreciate the size, scope, and character of this beautiful home.



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

ENERGY PERFORMANCE

EPC D. 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.

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

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Station Road, and the property will be found after a short distance on the right-hand side.

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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20 Station Road

All measurements quoted are approximate:

Lounge	15'3" x 14'9" (4.65m x 4.5m)
Dining Room	15'4" x 14'9" (4.67m x 4.5m)
Snug	14'9" x 9' (4.5m x 2.74m)
Kitchen/Diner	14'2" x 13'8" (4.32m x 4.17m)
Bedroom One	15'2" x 13' (4.62m x 3.96m)
Bedroom Two	15'4" x 13'1" (4.67m x 3.99m)
Bedroom Three	15'1" x 9'1" (4.6m x 2.77m)
Bedroom Four	8'4" x 7'2" (2.54m x 2.18m)
Bathroom	9'2" x 5'8" (2.79m x 1.73m)



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 667 272

34 High Street, Whitchurch, SY13 1BB

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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.