



Helping *you* move



53 Edward German Drive, Whitchurch, SY13 1TL

Offers in the Region of

£220,000

DON'T MISS OUT on this modern three bedroom semi-detached property with private rear garden, driveway and single garage, situated within easy walking distance of amenities and local schools.

53 Edward German Drive, Whichurch, SY13 1TL

Overview

- Three Bedroom Semi-Detached House
- Driveway and Detached Single Garage
- Convenient for Town Centre and Local Schools
- Good Size Private Rear Garden
- Lounge, Dining Room
- Kitchen, Bathroom
- Popular Residential Location
- EPC C, Council Tax Band C
- Freehold



Location

The property is situated in the busy market town of Whichurch 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. Whichurch 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

Don't miss out on this modern three bedroom semi-detached home located in a very popular residential area, just a short walk from the bustling town centre and the well regarded local schools. Inside, the ground floor accommodation includes a comfortable Lounge, separate Dining Room and well equipped Kitchen. Upstairs, the property boasts three bedrooms incorporating two doubles and a cosy single bedroom and the modern Family Bathroom is tastefully finished with contemporary fixtures and fittings. The private rear garden includes a well maintained lawn and a large paved patio area providing ample space for outdoor dining and relaxation. For added convenience, the property features a single detached garage and a driveway, ensuring hassle-free parking and additional storage solutions. This home combines practicality and comfort, making it an ideal choice for those seeking a quiet yet central location with easy access to amenities and schools. Arrange a viewing today to experience first hand everything this property has to offer.



TENURE

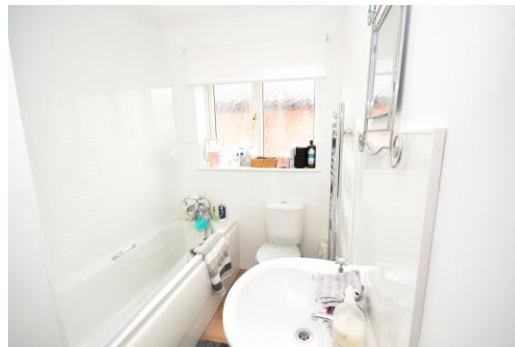
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, gas, water and drainage 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. 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

Upon entering the town with the Rugby Club on the right, proceed along taking the second exit from the mini roundabout onto Newport Road. Take the next right onto Edward German Drive. Follow the road 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.

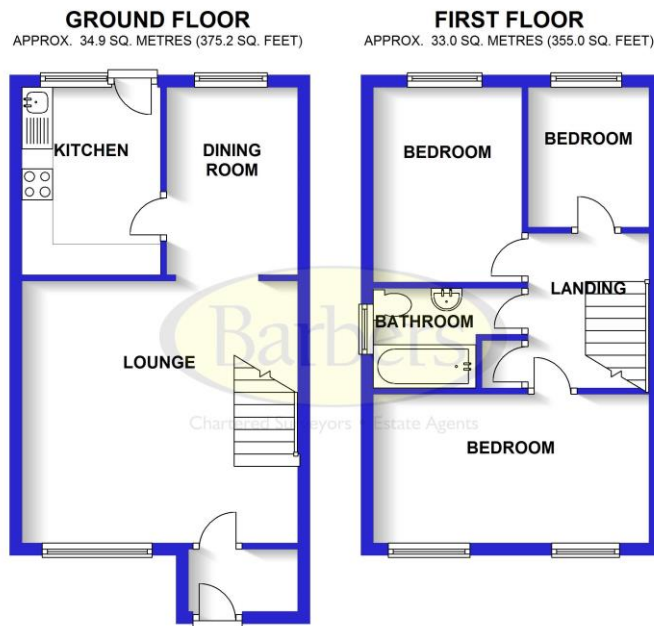
AML REGULATIONS

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.

AGENTS NOTE

We are advised that this property has restrictive covenants. Please contact our office for more information.

WH35467 1604200624



TOTAL AREA: APPROX. 67.8 SQ. METRES (730.2 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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' 5" x 13' 7" (4.39m x 4.14m)

DINING ROOM

9' 9" x 6' 9" (2.97m x 2.06m)

KITCHEN

10' 5" x 7' 3" (3.18m x 2.21m)

BEDROOM ONE

12' 2" x 8' 0" (3.71m x 2.44m) excluding wardrobes

BEDROOM TWO

10' 3" x 7' 9" (3.12m x 2.36m)

BEDROOM THREE

7' 4" x 6' 4" (2.24m x 1.93m)

BATHROOM

8' 2" x 5' 3" (2.49m x 1.6m)

GARAGE

16' 7" x 8' 2" (5.05m 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

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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.