



Helping *you* move



81 Talbot Street, Whitchurch, SY13 1PJ

Offers in the Region of
£230,000

A beautifully presented and deceptively spacious three bedroom Victorian mid terrace property with good size rear garden, conveniently situated within easy walking distance of the town centre and local schools.

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Overview

- Victorian Mid Terrace House
- Three Bedrooms
- Fabulous Open Plan Lounge/Diner
- Kitchen, Utility Room
- Cloakroom with WC
- Family Bathroom
- Great Size Rear Garden
- Convenient for Town Centre and Local Schools
- Useful Loft currently being used as an office
- EPC D
- Council Tax Band B



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, three 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

A truly charming three bedroom Victorian mid terrace property, beautifully presented by the current owners to provide a stylish, comfortable home that is conveniently situated within easy walking distance of the town centre and local schools. The deceptively spacious accommodation includes Entrance Hall, Cloakroom with WC, fabulous open plan Lounge/Dining Room with built in alcove storage, feature brick fireplace with log burner and French doors opening onto the rear garden, modern Kitchen and separate Utility Area. To the first floor are Three Bedrooms incorporating two doubles and a single and there is also a Family Bathroom with modern suite. There is also a useful loft which is currently being used as an office. To the rear there is a paved courtyard leading onto a decking area which is great for entertaining and there is also a good size lawned area with gravel borders and a timber garden shed.



Your Local Property Experts

01948 667272



TENURE

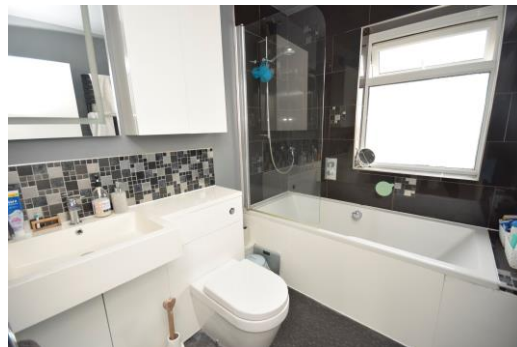
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band B. 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

At the traffic lights in Bridgewater Street/Brownlow Street turn into Talbot Street, continue on and the property can be found after a short distance 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 D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

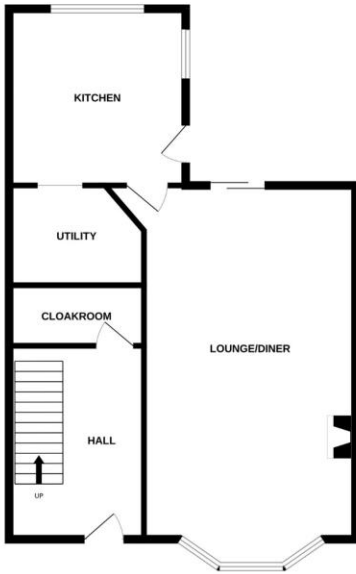
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

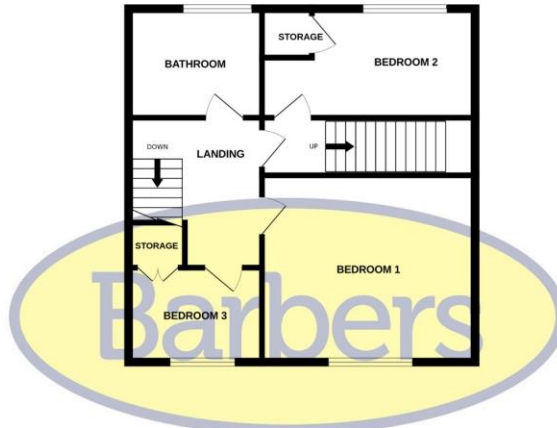
Please note that the loft conversion does not have building regulation approval. This will be confirmed by solicitors during the pre-contract enquiries.

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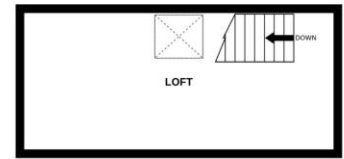
GROUND FLOOR



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/DINING ROOM
24' 4" x 13' 0" (7.42m x 3.96m)

KITCHEN
10' 9" x 8' 8" (3.28m x 2.64m)

BEDROOM ONE
11' 7" x 10' 9" (3.53m x 3.28m)

BEDROOM TWO
13' 0" x 8' 3" (3.96m x 2.51m)

BEDROOM THREE
10' 2" x 7' 2" (3.1m x 2.18m)

FAMILY BATHROOM
7' 3" x 6' 3" (2.21m x 1.91m)

LOFT
21' 9" x 10' 7" (6.63m x 3.23m)

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.