



3 The Old White House, Claypit Street,
Whitchurch, SY13 1LE

Helping *you* move



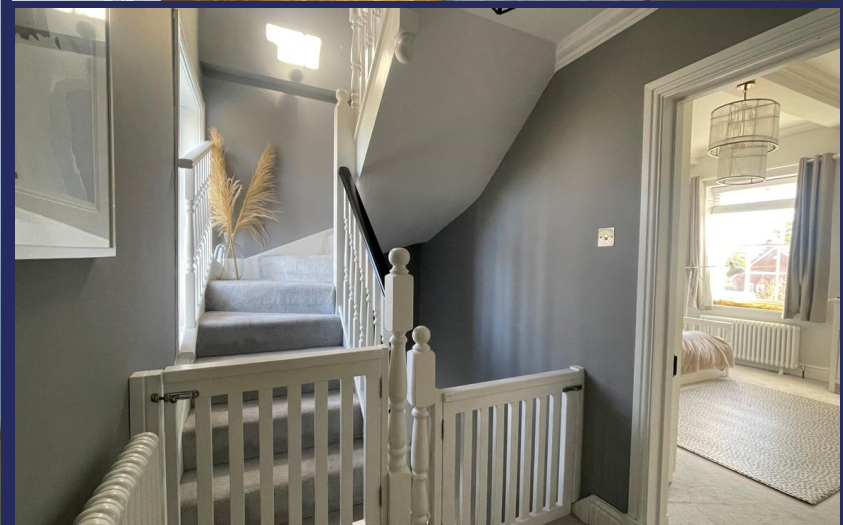
3 The Old White House, Claypit Street, Whitchurch, SY13 1LE

Offers In Region Of £290,000



A truly impressive three bedroom Grade II Listed town house that was part of the original former White House School, with a wealth of character and charm and beautiful presented throughout.

- **Stunning Three Bedroom Period Town House**
- **Grade II Listed**
- **Finished to a High Standard Throughout**
- **Generous Lounge**
- **Bespoke Kitchen**
- **Convenient for Town Centre and Local Schools**
- **Enclosed Rear Garden**
- **Two Parking Spaces**



A truly impressive three bedroom Grade II Listed town house that was part of the original former White House School. This unique property is full of character and charm with a number of period features including high ceilings, sash windows, cast iron fireplaces and original wood flooring. It has been beautifully renovated by the current owners to transform it into a stunning family home that is finished to the highest of standards throughout including a bespoke handmade kitchen, loft conversion, oak parquet flooring to the ground floor and the restoration of the rear sash windows to name a few.

The ground floor includes an Entrance Hall with wood flooring, Cloakroom, Lounge with feature fireplace and door opening onto the rear garden and a fabulous bespoke wooden Kitchen by Ely Farmhouse Furniture. To the first floor are Two Bedrooms and a Family Bathroom and there is also an additional Bedroom to the second floor. Externally, the enclosed sleek rear garden comprises a mode profile paved patio area, low maintenance high quality artificial lawn and lovely views towards St. Johns Church. The property also benefits from two parking spaces to the rear.



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.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

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

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

DIRECTIONS

The property can be approached from London Road, passing Sainsburys on the left then turn right into Claypit Street where 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

This property is exempt from having an energy performance certificate as it is Grade II Listed.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

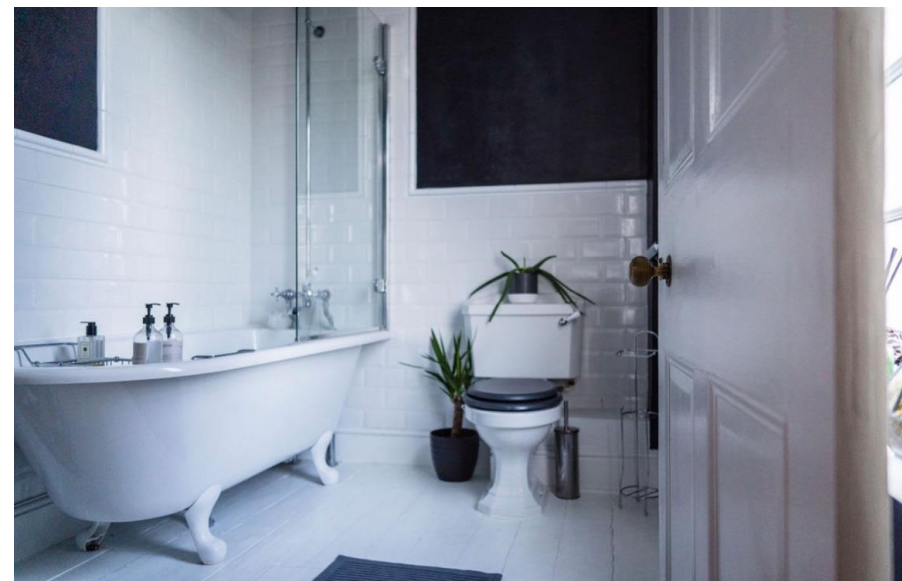
METHOD OF SALE

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.

WH32644 140223



LOUNGE

15' 9" x 11' 6" (4.8m x 3.51m)

KITCHEN

13' 5" x 10' 2" (4.09m x 3.1m)

MASTER BEDROOM

16' 0" x 11' 2" (4.88m x 3.4m)

BEDROOM TWO

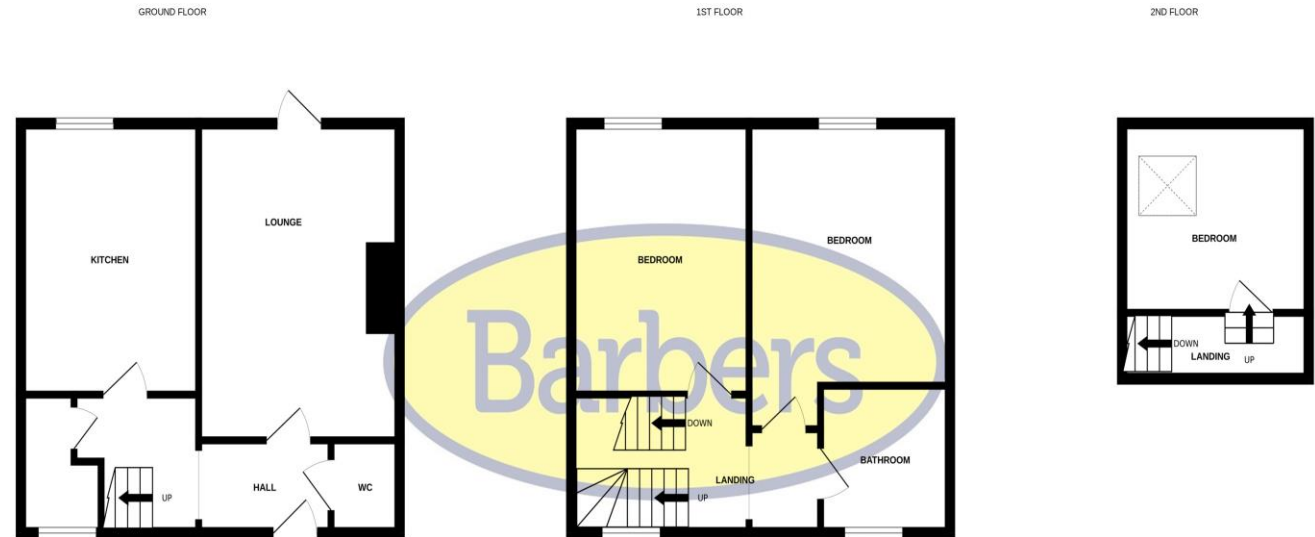
13' 7" x 10' 7" (4.14m x 3.23m)

BATHROOM

7' 4" x 6' 8" (2.24m x 2.03m)

BEDROOM THREE

10' 0" x 9' 5" (3.05m x 2.87m)



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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WHITCHURCH
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