



Helping *you* move



**29 Edward German Drive, Whitchurch, SY13 1TL**

Offers in the Region of

**£285,000**

An immaculately presented three bedroom detached house with driveway, single garage and good size rear garden, situated in a quiet residential area within walking distance of the town centre and local schools.

# 29 Edward German Drive, Whitchurch, SY13 1TL

## Overview

- Immaculate Detached House
- Three Bedrooms
- Quiet Residential Location
- Convenient for Town Centre and Local Schools
- Lounge, Dining Room
- Kitchen, Bathroom
- Attractive Rear Garden
- Driveway and Single Garage
- EPC D
- Council Tax Band C



## 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

This immaculately presented detached house is situated in a quiet residential area of Whitchurch and is within easy walking distance of the town centre and local schools. The property has recently had a new boiler and the good size accommodation comprises Entrance Hall with modern cloakroom and stairs to first floor, Lounge opening into the Dining Room which has sliding doors on to the rear garden, well equipped Kitchen, Three Bedrooms incorporating two doubles and a single and there is also a Family Bathroom with modern suite. Outside, a driveway and single attached garage provide off road parking and the attractive enclosed rear garden is mainly laid to lawn with gravel areas and established borders filled with a variety of shrubs and plants.



# Your Local Property Experts

01948 667272



## TENURE

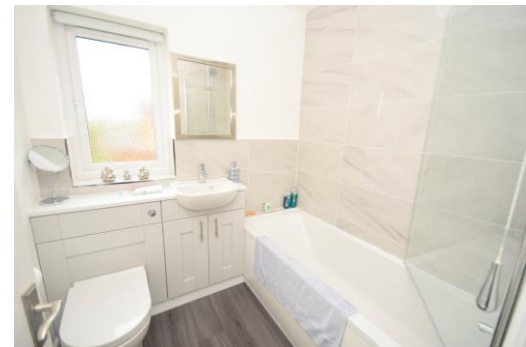
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

Council Tax Band 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](mailto: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, 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.

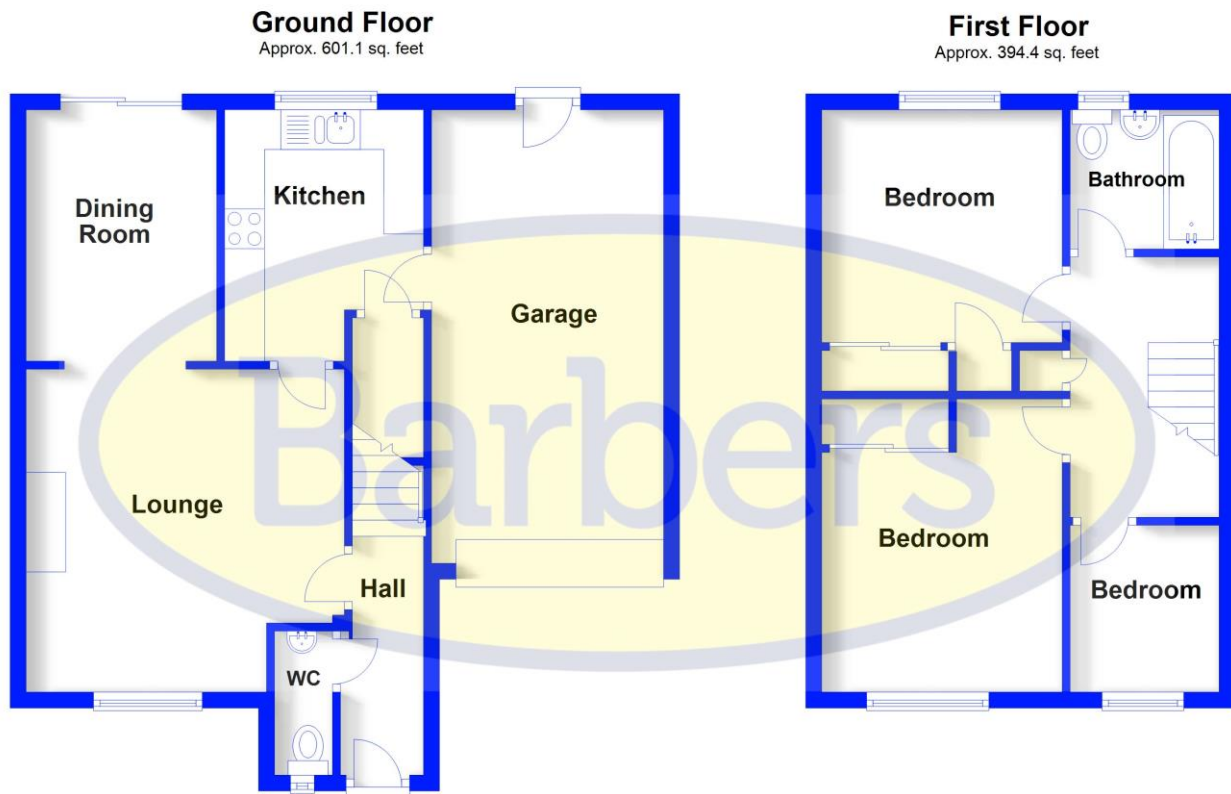
## METHOD OF SALE

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.

WH35616 070524



**LOUNGE**  
13' 4" x 13' 2" (4.06m x 4.01m)

**KITCHEN**  
10' 3" x 8' 2" (3.12m x 2.49m)

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

**BEDROOM ONE**  
12' 0" x 8' 7" (3.66m x 2.62m)

**BEDROOM TWO**  
9' 9" x 9' 6" (2.97m x 2.9m)

**BEDROOM THREE**  
7' 1" x 6' 7" (2.16m x 2.01m)

**BATHROOM**  
6' 1" x 5' 6" (1.85m x 1.68m)

## 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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.