



Helping *you* move



43 Talbot Street

Victorian semi-detached home with three bedrooms and stylish chic decor. This house blends historic charm with contemporary elegance. Enjoy spacious living areas, a modern kitchen, and a beautiful garden perfect for relaxation.

Offers in the Region of
£264,600

43 Talbot Street, Whitchurch, SY13 1PT

Overview

- Stunning Semi-Detached House
- Lounge, Dining Room
- Kitchen, Conservatory
- Three Bedrooms, Bathroom
- Character Features
- Stylish Décor
- Fabulous Garden
- Convenient for Town Centre & Schools
- Council Tax Band C
- EPC Rating E



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.

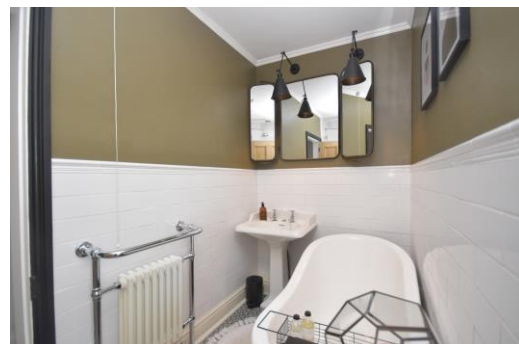
Brief Description

This stand out three-bedroom Victorian semi-detached House is a wonderful example of a period property being brought right up to date to create a stylish and elegant home having a plethora of character features, mixed with contemporary fixtures and fittings; decorated in a considered palette of colours, sympathetic to the age of the property.

The property is entered through an enclosed porchway to an Entrance Door with stained glass panels into an Entrance Hall with an ornate under stair cloak cupboard to store away outdoor clothing and paraphernalia, which then leads into the comfortable Lounge having an attractive open fire (not currently in use), a bay window and an archway leading to the large Dining Room which also has a fireplace with wood burning stove. From the Dining Room a further archway leads through to Kitchen, having a very attractive mosaic style tiled floor; painted Kitchen cabinets with quartz worktops, range cooker with extractor over, useful Pantry cupboard in which to store away kitchen clutter. The Kitchen opens into the Conservatory which has a discreet laundry area hiding the washing machine and tumble dryer from view, with a door leading to the rear Garden.



An attractive staircase with monochrome striped stair runner, leads to a half landing having fabulous stained glass windows, with the striped carpet continuing up to the first floor landing and hallway. The master Bedroom is a calm and tranquil space benefitting from an decorative fireplace flanked by a wash hand basin set in a vanity unit on one side and built in storage cupboard on the other side. Bedroom Two is located at the rear of the property and is a good sized double room also having a decorative fire place. Bedroom Three is a single room which is currently being used as a Nursery but would also make a good home office for those who have to work from home. From Bedroom Three a staircase leads to the attic which is perfect for storage. The luxurious Bathroom, with another beautifully tiled floor, completes the accommodation, having a slipper bath, separate shower cubicle, wash hand basin and toilet with high level cistern. Outside, there is a low maintenance compact front Garden, with a path which leads down the side of the property to a very attractive enclosed rear garden, having two large contemporary paved patio areas providing lots of space for outdoor social occasions, a lawn with two bespoke raised planters and a brick shed ideal for storage.



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

ENERGY PERFORMANCE

EPC E. 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

From At the town traffic lights situated in Bridgewater Street/Brownlow Street take the turning into Talbot Street. No. 43 will be found on the left-hand side.

METHOD OF SALE

For Sale by Private Treaty.

WH35833040624160924

AML REGULATIONS

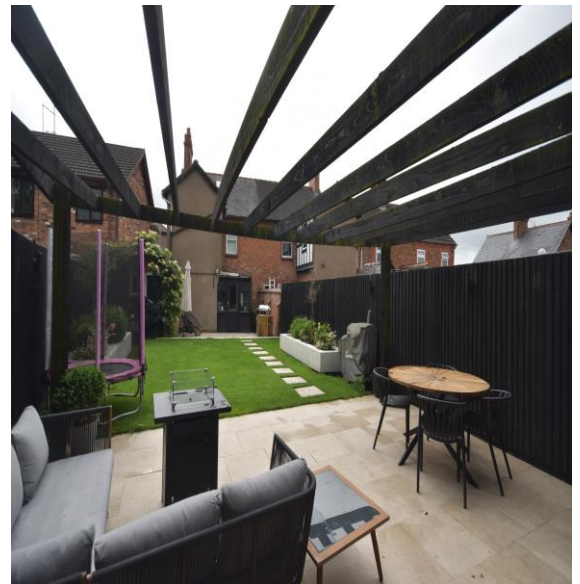
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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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All measurements quoted are approximate:

- Lounge** 12' x 12' excl bay (3.66m x 3.66m)
- Dining Room** 17' x 11'8" (5.18m x 3.58m)
- Kitchen** 13'5" x 5'11" (4.09m x 1.8m)
- Conservatory** 13'5" x 5'11" (4.09m x 1.8m)
- Bedroom One** 12' x 12' (3.66m x 3.66m)
- Bedroom Two** 13'4" x 9'1" (4.06m x 2.77m)
- Bedroom Three** 9'3" x 8'4" (2.82m x 2.54m)
- Bathroom** 11'8" x 4'9" (3.56m x 1.45m)
- Attic Space** 17'8" x 11'6" excl. eaves (5.38m x 3.51m)



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

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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.