



Helping *you* move



Brook View Cottage, 36 Grindley Brook, SY13 4QJ Offers in the Region of **£168,000**

A charming Victorian two bedroom end terrace cottage with great size rear garden, situated in Grindley Brook close to the Shropshire Union Canal with countryside walks on your doorstep.

Brook View Cottage, 36 Grindley Brook, SY13 4QJ

Overview

- Charming Victorian End Terrace House
- Two Bedrooms
- Close to Shropshire Union Canal
- Spacious Rear Garden
- Cosy Lounge/Diner
- Modern Kitchen and Bathroom
- Within a short drive of Whitchurch town centre
- EPC D
- Council Tax Band A



Situated close to the picturesque Shropshire Union Canal with countryside walks on your doorstep, this charming Victorian two bedroom end terrace cottage offers the perfect blend of charm and modern comfort. It is located in Grindley Brook just a stone's throw from the local Horse and Jockey pub/restaurant and within a short drive of the bustling market town of Whitchurch. Well presented throughout, the ground floor features underfloor heating and the accommodation includes a cosy Lounge with feature fireplace providing a warm and welcoming atmosphere, Two Bedrooms with the master bedroom having a wonderful vaulted ceiling with skylight windows, flooding the space with natural light. There is also a modern Kitchen and a stylish Bathroom with contemporary fixtures and fittings. Outside the property enjoys a spacious rear garden with a well maintained lawn and decked patio area, ideal for outdoor dining and entertaining.

LOCATION

The property is situated in Grindley Brook, less than 2 miles from the North Shropshire market town of Whitchurch. Within walking distance are the famous Grindley Brook Staircase Locks where the Llangollen branch of the Shropshire Union Canal passes, Lockside Cafe and Horse & Jockey Inn. The larger centres of Chester, Shrewsbury, Wrexham, Crewe & Nantwich are all within 20 miles.



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

SERVICES

We are advised that mains electricity, gas and water are available. Private drainage. Gas central heating. 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

From Whitchurch proceed on the A41 towards Chester upon reaching Grindley Brook continue on past the garage and the property can be found after a short distance on the right 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.

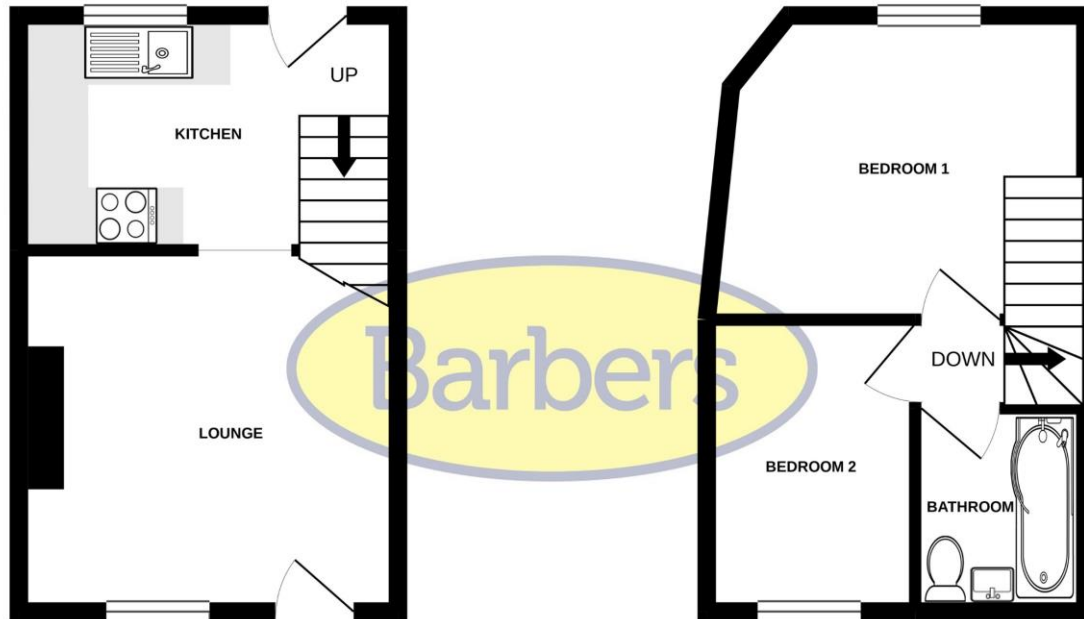
AGENTS NOTE

We have checked the government flood risk website which shows that the property is at high risk of flooding from surface water. The current owner has advised that during their ownership the property has not flooded.

WH35766 120624

GROUND FLOOR

1ST 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
13' 7" x 11' 9" (4.14m x 3.58m)

KITCHEN
11' 5" x 7' 3" (3.48m x 2.21m)

BEDROOM ONE
12' 6" x 10' 8" (3.81m x 3.25m)

BEDROOM TWO
8' 7" x 7' 8" (2.62m x 2.34m)

BATHROOM
5' 7" x 5' 5" (1.7m x 1.65m)

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

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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.