



Helping *you* move



## 11 Castillon Drive, Whitchurch, SY13 1QA

A three bedroom detached house with driveway and single integral garage, situated in a popular residential area of Whitchurch within easy walking distance of the town centre and local schools. NO UPWARD CHAIN.

Offers in the Region of  
**£250,000**

# 11 Castillon Drive, Whitchurch, SY13 1QA

## Overview

- Detached Three Bedroom Property
- Good Sized Driveway
- Attached Single Garage
- Kitchen, Dining Room, Conservatory
- Family Bathroom
- Enclosed Rear Garden
- No Upward Chain
- Close To Town Centre
- EPC D, Council Tax Band C
- Freehold



## Brief Description

*"This lovely three bedroom detached house is located on a popular no through road just a stone's throw from Whitchurch town, local schools and train station. This property offers an excellent opportunity to add your personal touch and create a lovely home for the next generation. The ground floor accommodation comprises Entrance Hall, good size Living Room with feature bay window, Kitchen, Dining Room, Conservatory, WC and an internal doorway leading to the Garage. The first floor accommodation comprise of two light and airy double Bedrooms, a single Bedroom and a family Bathroom. Outside, to the front of the property is an attractive lawned garden and a good sized resin bound gravel driveway providing parking for two vehicles. To the rear, there is an enclosed and low maintenance Garden with paved seating area, lawn and plant filled borders."*

## 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.



# 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 gas, electricity, 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

At the traffic lights in Bridgewater/Brownlow Street turn into Talbot Street and continue on and turn right into Castillon Drive where No. 11 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.

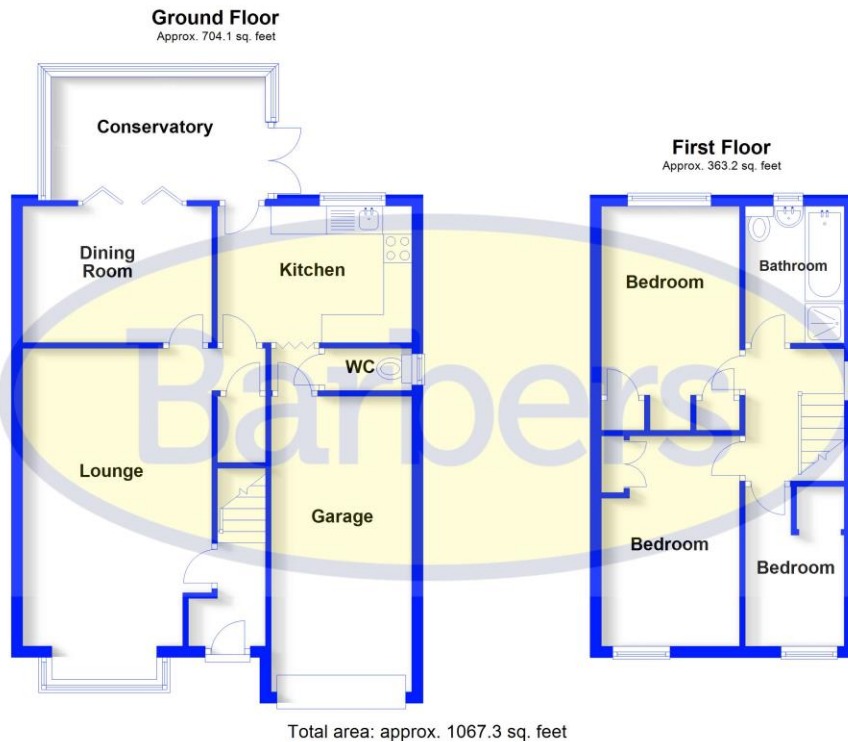
## METHOD OF SALE

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

WH3582828062024



**LOUNGE**

19' 0" x 11' 0 max into bay"  
(5.79m x 3.35m)

**DINING ROOM**

11' 0" x 7' 9" (3.35m x 2.36m)

**CONSERVATORY**

13' 1" x 7' 2" (3.99m x 2.18m)

**KITCHEN**

11' 3" x 7' 9" (3.43m x 2.36m)

**BEDROOM ONE**

13' 0" x 8' 2" (3.96m x 2.49m)

**BEDROOM TWO**

12' 5" x 8' 2" (3.78m x 2.49m)

**BEDROOM THREE**

9' 5" x 5' 8" (2.87m x 1.73m)

**GARAGE**

17' 0" x 8' 4" (5.18m x 2.54m)

## 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.