



Helping *you* move



2 Alport Road, Whitchurch, SY13 1NP

A mature three bedroom semi-detached house with driveway and large rear garden, situated in a popular residential location within easy walking distance of the town centre and local amenities.

Offers in the Region of
£245,000

2 Alport Road, Whitchurch, SY13 1NP

Overview

- Mature Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Popular Location
- Driveway
- Large Rear Garden
- Within Walking Distance of Town Centre
- Family Bathroom and Ground Floor Shower Room
- EPC TBC
- Council Tax Band C



Offered for sale with no upward chain, this mature three bedroom semi-detached house is located in a popular location within a short walking distance of the town centre and local schools, offering both convenience and accessibility. The property features driveway parking and a large rear garden, making it ideal for gardening enthusiasts. All the rooms have excellent proportions and upon entering the house, you are greeted by an Entrance Hall with charming stained glass front door and window, adding character to the home. The Lounge is a cosy and welcoming space, with picture rails and a bay window that provides plenty of natural light. The adjacent Sitting Room offers additional versatile living space that could be used as a dining area or family room. The spacious Kitchen/Breakfast Room has plenty of room for dining with windows providing delightful views over the rear garden and there is also a large Utility Room and convenient ground floor Shower Room. Upstairs, there are three well proportioned bedrooms incorporating two doubles and a single and there is also a well-appointed Family Bathroom. Overall, this lovely home offers a perfect blend of character, space and potential.

LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Ciwyd 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.



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

DIRECTIONS

Turn towards the Community Hospital/ Wirswall/Marbury off Brownlow Street onto Claypit Street/Alport Road. Continue a short distance and 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

EPC TBC. 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.

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Space for floorplan

LOUNGE

13' 5" x 11' 4" (4.09m x 3.45m) max

SITTING ROOM

17' 3" x 13' 1" (5.26m x 3.99m)

KITCHEN/BREAKFAST ROOM

17' 1" x 11' 0" (5.21m x 3.35m)

UTILITY ROOM

9' 8" x 8' 7" (2.95m x 2.62m)

SHOWER ROOM

9' 8" x 4' 7" (2.95m x 1.4m)

BEDROOM ONE

13' 5" x 10' 5" (4.09m x 3.18m) max

BEDROOM TWO

13' 2" x 10' 2" (4.01m x 3.1m)

BEDROOM THREE

8' 1" x 6' 9" (2.46m x 2.06m)

BATHROOM

8' 2" x 6' 9" (2.49m x 2.06m)

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

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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.