



Helping *you* move



**Zephyrs, Alkington Road, Whitchurch,
SY13 1TD**

Zephyrs is a three bedroom detached bungalow in need of some updating but has great potential. Location in a sought after area and within walking distance of the town centre. The property sits on an elevated plot and offers great parking facilities and garaging.

Offers in the Region of
£290,000

Zephyrs, Alkington Road, Whitchurch, SY13 1TD

Overview

- Detached Bungalow
- Three Bedrooms
- Sought After Residential Location
- Requires Modernisation
- Lounge/Diner
- Family Bathroom
- Driveway For Multiple Vehicles
- Double Length Garage
- Good Size Rear Garden
- EPC F
- Council Tax Band D
- Freehold



Brief Description

“This mature three-bedroom detached bungalow is situated on a highly sought-after road close to Whitchurch town centre. Occupying a good sized elevated plot, the property boasts a spacious driveway that accommodates multiple vehicles and features a double-length garage with an electric up and over door. The bungalow is surrounded by an established, enclosed rear garden, offering a private and peaceful outdoor space. While the interior requires modernisation throughout, the home presents an excellent opportunity to create a personalized living space with immense potential. The accommodation comprise, Entrance Porch, Hallway, Kitchen, Utility with WC, Rear Porch, Lounge/Diner, Three Bedrooms and a Family Bathroom”

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.



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 D. 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

DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue on and the property can be found on the left hand side shortly after the turning to Beech Avenue.

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 F. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

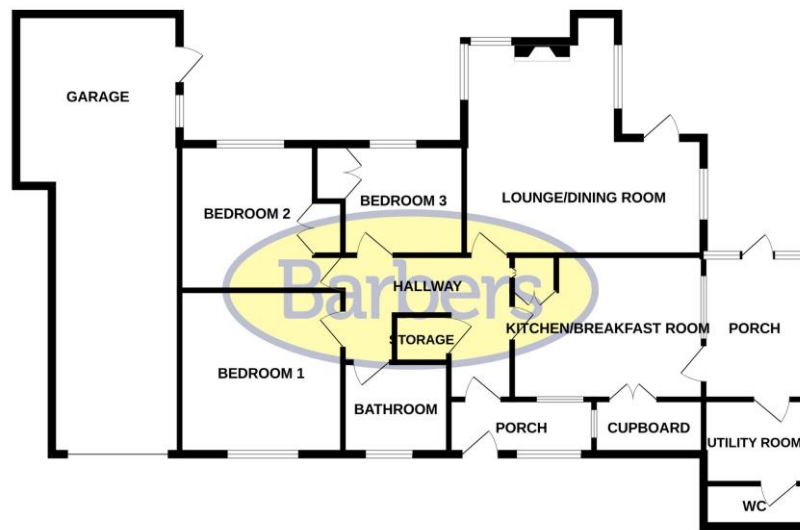
For Sale by Private Treaty.

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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GROUND FLOOR
1343 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

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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KITCHEN/BREAKFAST ROOM
13' 5" x 8' 9 max" (4.09m x 2.67m)

UTILITY ROOM
5' 9" x 5' 8" (1.75m x 1.73m)

WC
5' 9" x 2' 7" (1.75m x 0.79m)

REAR PORCH
7' 11" x 6' 2" (2.41m x 1.88m)

LOUNGE/DINER
16' 9" x 11' 8" (5.11m x 3.56m)

BEDROOM ONE
12' 7" x 9' 9" (3.84m x 2.97m)

BEDROOM TWO
11' 9" x 10' 6" (3.58m x 3.2m)

BEDROOM THREE
8' 5" x 8' 3 min" (2.57m x 2.51m)

BATHROOM
6' 4" x 5' 11" (1.93m x 1.8m)

GARAGE
31' 5" x 9' 0" (9.58m x 2.74m)

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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Email: whitchurch@barbers-online.co.uk

Barbers

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.