



Helping *you* move



6 Terrick Mews, Whitchurch, SY13 4JZ

NO UPWARD CHAIN. A charming two bedroom mews style cottage with two parking spaces, situated in a peaceful location on the edge of Whitchurch and within a stones throw of Hill Valley Golf Club and Spa.

Offers in the Region of
£170,000

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Overview

- Two Bedroom Mews Style Cottage
- Peaceful location on the outskirts of Whitchurch
- Close to Hill Valley Golf Club and Spa
- Private Courtyard to the rear
- Parking for Two Cars
- Communal Gardens
- Viewing Recommended
- No Upward Chain
- EPC C
- Council Tax Band A



Location

Situated in a stunning location adjoining the renowned Hill Valley Golf Course which also has benefit of a health club and spa, whilst being within easy reach of the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. 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

Situated in a peaceful and most sought after area on the edge of Whitchurch with lovely views towards Hill Valley Golf Course, this charming and cosy mid terrace home is ideally suited to couples, a single person or buy to let investors. This property also benefits from a private courtyard at the rear as well as a lovely seating area at the front with steps leading to the beautifully maintained communal gardens with flower beds and a seating area to sit and relax. Inside, the accommodation comprises Entrance Hall, open plan Living Room, Kitchen, Two Bedrooms and a Bathroom with modern suite. The property also benefits from two allocated parking spaces.



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, 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 into Claypit Street towards the Community Hospital also signed Wirswall/Marbury. Take your third turning left into Terrick Road and Terrick Hall can be found after a short distance on your right hand side, follow the driveway round and Terrick Mews can be found directly in front of you.

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

METHOD OF SALE

For Sale by Private Treaty.

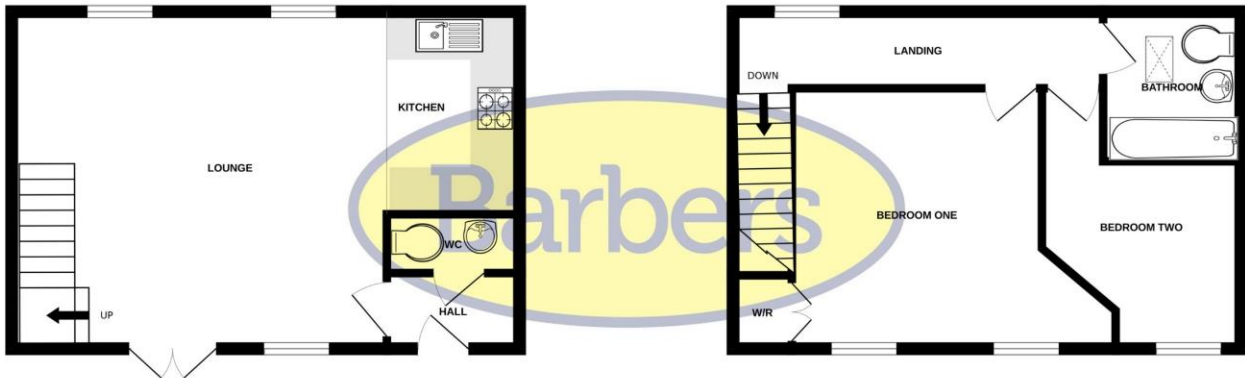
AML REGULATIONS

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

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
17' 4" x 15' 6" (5.28m x 4.72m)

KITCHEN
9' 1" x 8' 4" (2.77m x 2.54m)

BEDROOM ONE
17' 4" x 12' 1" (5.28m x 3.68m)

BEDROOM TWO
8' 9" x 8' 8" (2.67m x 2.64m)

BATHROOM
6' 1" x 4' 11" (1.85m x 1.5m)

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



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.