Barbers

Helping *you* move

21 Greenfields Lane, Malpas, SY14 8HF

Offers in the Region of

£200,000

A stylish three-bedroom mid-terrace in Malpas offering a spacious lounge, modern kitchen/diner with garden access, built-in wardrobes, ensuite master, family bathroom, and a private garden with decking, ideal for comfortable living.

www.barbers-online.co.uk

Tel: 01948 667272

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Overview

- Mid Terrace House
- Three Bedrooms
- Generous Lounge
- Modern Kitchen/Diner
- Master Bedroom With An Ensuite
- Family Bathroom
- Rear Garden With Decked Area
- Off Road Parking
- EPC C
- Council Tax Band C

Nestled in the heart of Malpas, this well-presented three-bedroom mid-terrace offers a perfect blend of comfort, practicality, and modern living. Located in a quiet cul-de-sac and within easy reach of well-regarded local schools, it's ideal for families. Step inside to a welcoming entrance hall with a convenient downstairs WC. To the left, a spacious lounge awaits, featuring a charming bay window that floods the room with natural light, and a cosy electric fireplace that adds warmth and character. To the rear of the property, you'll find a good-sized kitchen/diner—perfect for everyday meals and entertaining. With ample storage and patio doors leading directly to the south-facing rear garden, it's a space designed for modern lifestyles. The garden itself is thoughtfully arranged with a decked seating area for summer evenings, a low-maintenance gravelled section, and private access to a residents' car park, offering added convenience. Upstairs, the master bedroom boasts built-in wardrobes and a private ensuite shower room. Bedroom two also benefits from fitted wardrobes, while bedroom three offers flexibility as a guest room, nursery, or home office. A family bathroom completes the upper floor, featuring a bath with shower over.

The property is offered under the Affordable Housing Scheme, designed to help households onto the property ladder. Buyers will own 100% of the property, but it must be sold at 80% of the open market value. A buyer does not need to have a local connection but eligibility criteria apply—please contact our office for further details or with any questions.

Location:

Malpas is a busy village in South West Cheshire, it enjoys the benefit of two schools, restaurants and pubs, and a selection of shops. Whitchurch is around 5 miles away and is a busy historical market town 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. 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, Birmingham and London 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 Leasehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Lease length 155 years from 1st March 2011 with 141 years remaining. Vacant possession upon completion.

LOCAL AUTHORITY
Council Tax Band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

GROUND RENT/SERVICE CHARGE
We are advised that the ground rent for this property is £150 per annum and the service charge is £15 per month.

SERVICES
We are advised that mains electricity, gas, water and drainage are available. 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, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road for approximately 400m before turning right into Greenfields Lane, continue on and the property can be found at the end of the cul-de-sac.

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
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.
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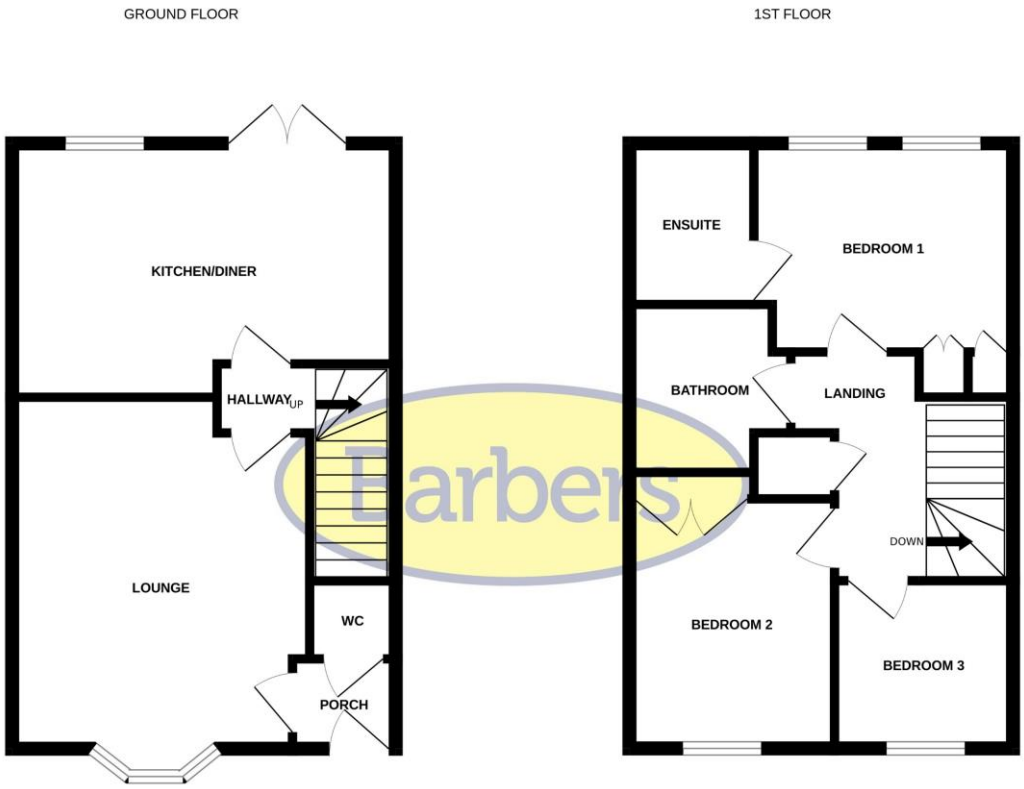

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
14' 9" (min)x 12' 2"(max) (4.5m x 3.71m)
KITCHEN/DINER
15' 4" x 10' 8" (4.67m x 3.25m)
MASTER BEDROOM
10' 7" x 9' 4" (3.23m x 2.84m)(max excluding wardrobes)
ENSUITE
6' 9" x 4' 5" (2.06m x 1.35m)
BEDROOM TWO
10' 6" x 8' 1" (3.2m x 2.46m)
BEDROOM THREE
7' 5" x 7' 1" (2.26m x 2.16m)
FAMILY BATHROOM
7' 1" x 5' 9" (2.16m x 1.75m)

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 but, please contact us before viewing the property.