



Helping *you* move



Yocking Gate Bungalow , Black Park, SY13 4JP

Offers in the Region of

£475,000

This four-bedroom detached bungalow on the outskirts of Whitchurch offers spacious living with an open-plan lounge and dining area leading to a conservatory, a modern kitchen with utility, two en-suite bedrooms, a good-sized garden, off-road parking, and attractive countryside views.

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Overview

- Detached Bungalow
- Four Well Proportioned Bedrooms
- Spacious Lounge/Dining Room
- Conservatory
- Modern Kitchen With Utility Area
- Two Bedrooms With Ensuites
- Good Sized Garden
- Countryside Views
- EPC E
- Council Tax Band B



This spacious detached bungalow is set just on the outskirts of Whitchurch, enjoying a lovely position with attractive countryside views. The property offers well-balanced accommodation throughout and is ideal for family living. On entering the home, you are welcomed by a generous open-plan lounge and dining area. This bright and airy space features patio doors that open directly onto the garden, creating a seamless connection between indoors and outdoors. A conservatory adjoins the living space, providing an additional room filled with natural light and offering a peaceful spot to enjoy the surrounding views. The property also benefits from a separate modern kitchen, which is complemented by a practical utility area. There are four well-proportioned bedrooms, two of which are enhanced by stylish en-suite shower rooms, providing comfort and convenience for family members or guests. Outside, the bungalow is set within a good-sized garden that offers plenty of space for relaxation and recreation. The property also provides off-road parking, adding further practicality to this appealing home. With its countryside outlook and proximity to Whitchurch town centre, this property combines the best of rural living with easy access to local amenities.

Location:

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



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 B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. Oil 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

At the town's traffic lights travel into Talbot Street and continue past the tyre company on the left hand side you will reach Black Park Road, proceed past Whitchurch Alport Football Club ground, continue on and the property 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 E. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

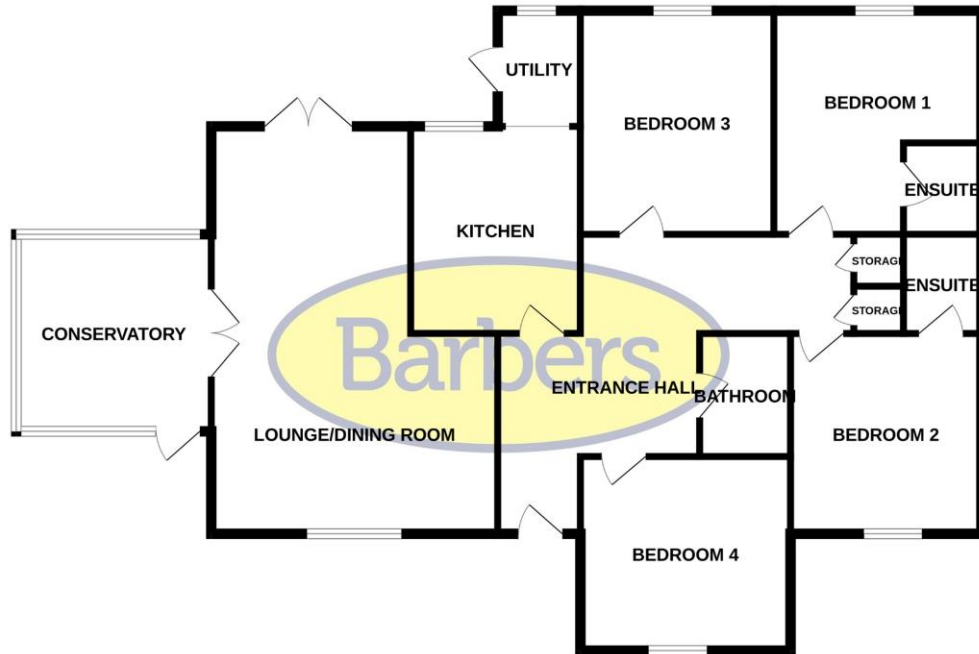
For Sale by Private Treaty.

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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GROUND 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/DINING ROOM

23' 1" x 16' 3" (7.04m x 4.95m)

CONSERVATORY

11' 2" x 11' (3.4m x 3.35m)

KITCHEN

11' 7" x 9' 1" (3.53m x 2.77m)

BEDROOM ONE

12' 2" x 11' 8" (3.71m x 3.56m)

BEDROOM TWO

12' 2" x 11' 3" (3.71m x 3.43m)

BEDROOM THREE

12' 5" x 10' 5" (3.78m x 3.18m)

BEDROOM FOUR

10' 9" x 9' 9" (3.28m x 2.97m)

BATHROOM

8' 4" x 5' 3" (2.54m x 1.6m)

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.