



19 Claypit Street, Whitchurch, SY13 1LE

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Offers In Region Of £310,000



- Substantial Period Town House
- Five Bedrooms
- Four Reception Rooms
- Two Kitchens
- Family Bathroom and Two Shower Rooms
- Generous Walled Garden
- Convenient for Town Centre
- No Upward Chain

*"A fantastic opportunity to purchase a beautiful period property with a wealth of character and charm, conveniently situated close to the town centre in the historic market town of Whitchurch. The considerable accommodation is set over three floors and would also be ideal for two families looking to live together with the ground floor and first floor both having their own kitchen, lounge, bedroom and shower room. The ground floor comprises an impressive Entrance Hall with original Minton tiled flooring, generous Lounge with bay window to front and feature fireplace, Dining Room, Kitchen, Bedroom and Shower Room. The first floor includes a Lounge, Kitchen opening into Dining Room, Bedroom and Shower Room. The second floor boasts lovely views over the town with a further Three Double Bedrooms and Family Bathroom to complete the accommodation. A particular feature is the generous walled garden to the rear, mainly laid to lawn with a spacious paved patio area. We highly recommend an internal inspection to truly appreciate the size and scope of this excellent property."*





## LOCATION

The property is 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.





## GROUND FLOOR

### LOUNGE

17' 3" x 12' 4" (5.26m x 3.76m) max into bay window

### DINING ROOM

11' 6" x 9' 5" (3.51m x 2.87m)

### KITCHEN

11' 2" x 7' 5" (3.4m x 2.26m)

### BEDROOM ONE

13' 3" x 10' 7" (4.04m x 3.23m)

### SHOWER ROOM

7' 9" x 6' 5" (2.36m x 1.96m)

## FIRST FLOOR:

### BEDROOM TWO

14' 7" x 11' 6" (4.44m x 3.51m)

### LOUNGE

18' 0" x 14' 3" (5.49m x 4.34m) max

### DINING ROOM

14' 4" x 11' 1" (4.37m x 3.38m)

### KITCHEN

11' 8" x 7' 4" (3.56m x 2.24m)

## SECOND FLOOR:

### BEDROOM THREE

16' 2" x 14' 4" (4.93m x 4.37m)

### BEDROOM FOUR

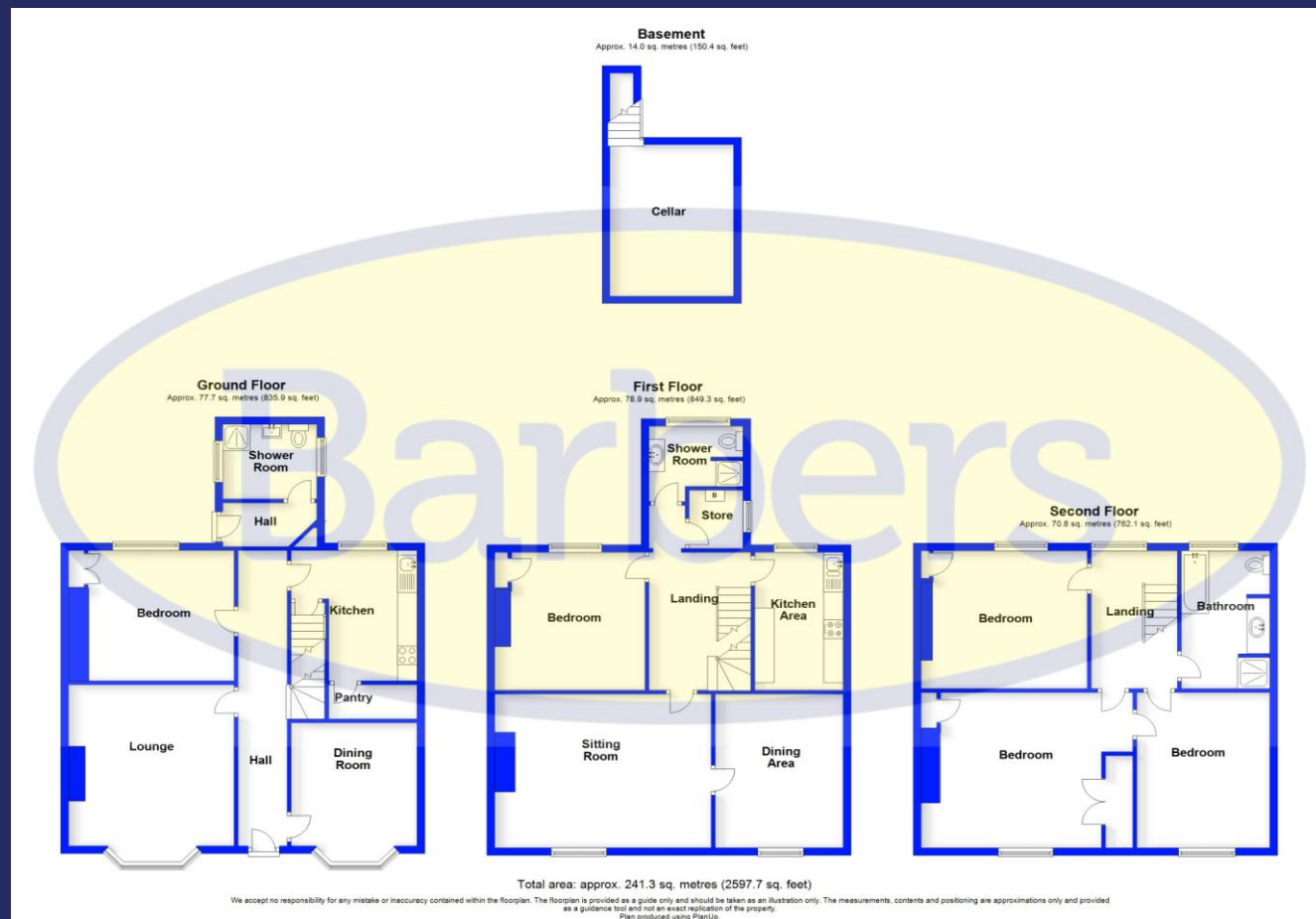
14' 5" x 11' 2" (4.39m x 3.4m)

### BEDROOM FIVE

14' 0" x 11' 5" (4.27m x 3.48m)

### FAMILY BATHROOM

11' 6" x 7' 3" (3.51m x 2.21m)



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#### 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 enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### 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.

#### PROPERTY INFORMATION

We believe this information to be accurate, but they 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.

#### VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### ENERGY PERFORMANCE

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

#### HOW TO FIND THIS PROPERTY

From our office in High Street continue on to the top of the road then take the 2nd exit on the roundabout, at the next roundabout take the 2nd exit on to London Road. Continue on then turn right into Claypit Street and the property can be found after a short distance on the left hand side.

#### 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

WH25989 30011202222020



**WHITCHURCH**  
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