

# Helping you move



## 4 Meadowcroft, Whitchurch, SY13 1BD

A great opportunity to purchase a good size four bedroom detached family house with driveway and garage, situated in a lovely position close to Shropshire Country Park and Shropshire Union Canal.

Offers In Region Of

£240,000

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#### Overview

- Four Bedroom Detached House
- Close to the Shropshire Country
   Park and Shropshire Union Canal
- Two Reception Rooms
- Kitchen, Conservatory
- Master En Suite and Family Bathroom
- Driveway and Single Garage
- Enclosed Rear Garden



"A fantastic opportunity to purchase a good size four bedroom detached house is situated in a lovely position adjacent to the Country Park and within walking distance of the Shropshire Union Canal. The property benefits from having a brick paved driveway along with an integral single garage and the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Conservatory, Four Bedrooms, Master En Suite Shower Room and Family Bathroom. To the rear is an enclosed garden mainly laid to lawn with a paved patio and decked seating area."

#### **LOCATION**

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

Situated on a popular residential estate



22 miles approximately.

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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 e lectricity, 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.

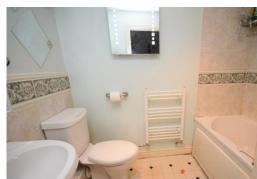
#### PROPERTY INFORMATION

We believe this information to be accurate, but they cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If the re is a ny 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.









# Greenfields Local Nature Reserve Whitchurch Arm of Liangollen Canal Parking for Whitchurch Arm of Canal Parking for Whitchurch Arm of Canal Chemistry Stufftastic And Mandata \$2020 Linked Mand

#### Copyright Google Maps.

#### 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

#### HOW TO FIND THIS PROPERTY

From the town's High Street turn left at the mini roundabout and then right at the next mini roundabout into Sherrymill Hill. Thereafter travel the full length of Smallbrook Road until you come to the next mini roundabout, turn right into Meadowcroft and the property can be found after a short distance on the right hand side.

#### **ENERGY PERFORMANCE**

 $\ensuremath{\mathsf{EPC}}\,\ensuremath{\mathsf{D}}.$  The full energy performance certificate (EPC) is available for this property upon request.

#### **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.

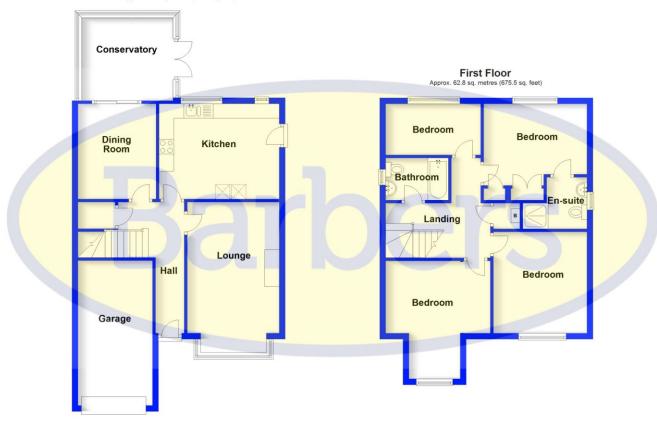
#### METHOD OF SALE

For Sale by Private Treaty.

WH26137 05022020

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#### Ground Floor pprox. 69.8 sq. metres (751.6 sq. feet)



Total area: approx. 132.6 sq. metres (1427.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

#### LOUNGE

16' 8" x 10' 0" (5.08m x 3.05m) max into bay window

#### **DINING ROOM**

10' 11" x 8' 9" (3.33m x 2.67m)

#### CONSERVATORY

9' 1" x 8' 11" (2.77m x 2.72m)

#### **KITCHEN**

13' 4" x 9' 0" (4.06m x 2.74m)

#### **BEDROOM ONE**

12' 2" x 9' 3" (3.71m x 2.82m)

#### **BEDROOM TWO**

12' 11" x 11' 4" (3.94m x 3.45m)

#### BEDROOM THREE

11' 0" x 9' 10" (3.35m x 3m) induding wardrobe

#### **BEDROOM FOUR**

10' 3" x 5' 7" (3.12m x 1.7m)

#### **FAMILY BATHROOM**

7' 2" x 5' 6" (2.18m x 1.68m)

## 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!

BRANCH NAME
Branch Address | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purch asers 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.