



Helping *you* move



12 Belton Road, Whitchurch, SY13 1JA

Don't miss out on this charming and well presented two bedroom mid terrace house with a good sized garden, situated in a popular location on the outskirts of Whitchurch. VIEWING RECOMMENDED.

Offers In Region Of
£145,000

Overview

- Charming Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Sought After Location
- Good Size Rear Garden
- Gas Central Heating
- Double Glazing
- Well Presented Accommodation



“Don't miss out on this charming and well presented two bedroom mid terrace house, situated in a sought after location on the outskirts of Whitchurch. It benefits from a good size rear garden comprising lawned area and a paved patio and the accommodation comprises Entrance Hall, Lounge with bay window, Dining Room, Kitchen, Two Bedrooms and a Family Bathroom. Viewing is highly recommended.”

LOCATION

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.



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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 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.

HOW TO FIND THIS PROPERTY

From the town centre travel into Mill Street and turn right onto Wrexham Road. Continue along Wrexham Road and the turning into Belton Road will be found on the left hand side and No. 12 stands after a short distance on the right.

VIEWING ARRANGEMENTS

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

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

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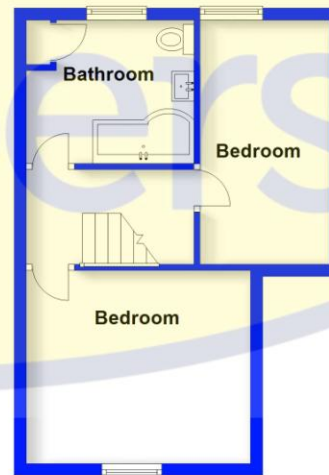
Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 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

12' 7" x 9' 5" (3.84m x 2.87m) max into bay window

DINING ROOM

13' 2" x 11' 1" (4.01m x 3.38m)

KITCHEN

18' 9" x 6' 4" (5.72m x 1.93m)

BEDROOM ONE

13' 3" x 10' 1" (4.04m x 3.07m)

BEDROOM TWO

14' 1" x 6' 7" (4.29m x 2.01m)

BATHROOM

8' 6" x 8' 3" (2.59m x 2.51m)

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 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.