



Helping *you* move



1 De Warenne Close, Whitchurch, SY13 1TS

Offers in the Region of
£210,000

NO UPWARD CHAIN. A three bedroom semi-detached house with large rear garden, driveway and single garage, situated on a quiet cul-de-sac and within easy walking distance of the town centre and local schools.

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Overview

- Semi-Detached House
- Three Bedrooms
- No Upward Chain
- Large Rear Garden
- Driveway and Single Garage
- Quiet Residential Location
- Within Walking Distance of the Town Centre and Local Schools
- Lounge, Kitchen/Diner
- Modern Shower Room
- EPC C
- Council Tax Band C



Situated in a peaceful cul-de-sac, this three bedroom semi-detached house benefits from a spacious rear garden and a driveway with a single garage, providing excellent parking and storage space. Located within walking distance of the town centre and local schools, this home is ideally placed for convenience and easy access to amenities. It offers good size accommodation including a useful Entrance Porch which leads into the cosy Lounge. The Kitchen/Diner offers great potential for updating and is perfect for family meals and gatherings and a lean-to Conservatory adds further living space. Upstairs you will find three well-proportioned bedrooms, including two doubles and a single. The master bedroom features two windows that fill the room with natural light and a built-in storage cupboard and the modern family shower room provides a practical and stylish space for the whole family. Outside, there is a lawned garden to the front as well as a driveway leading to the single garage. The large rear garden is a real highlight, with a paved patio and generous lawn, perfect for relaxing and entertaining. This lovely home offers the perfect blend of comfort, convenience, and outdoor space and early viewing is highly recommended to fully appreciate all that it has to offer.

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, 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, 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.



Your Local Property Experts

01948 667272



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

SERVICES

We are advised that mains electricity, 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. 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 Newport Road turn into Edward German Drive, follow this road down until you reach De Warne Close where the property can be found on the right 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 C. The full energy performance certificate (EPC) is available for this property upon request.

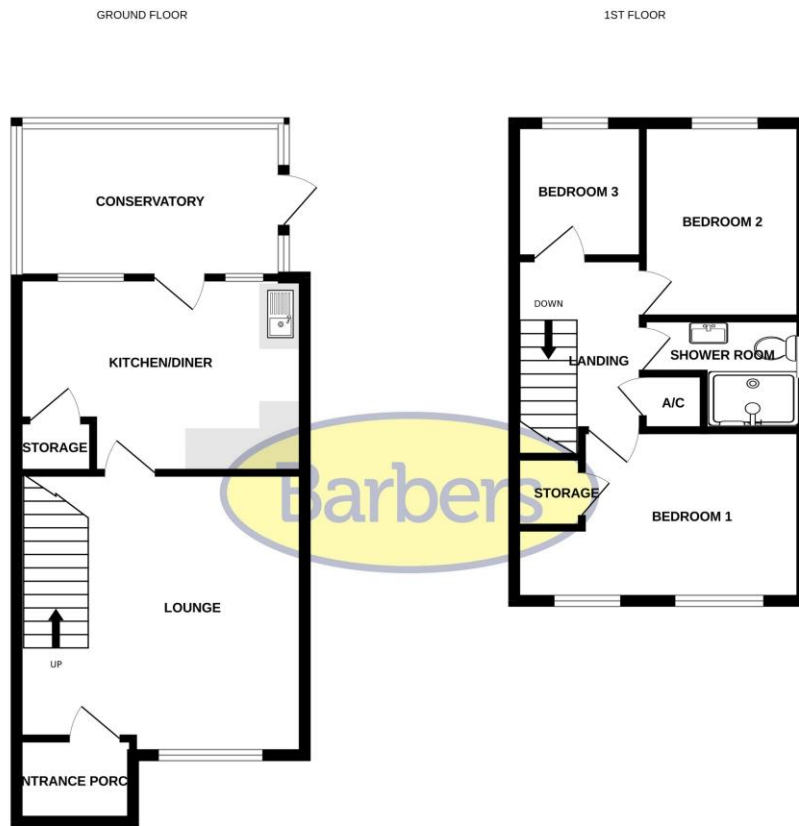
METHOD OF SALE

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.

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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' 5" x 14' 1" (4.39m x 4.29m)

KITCHEN/DINER
14' 5" x 9' 9" (4.39m x 2.97m)

CONSERVATORY
12' 1" x 7' 9" (3.68m x 2.36m)

BEDROOM ONE
14' 6" x 8' 3" (4.42m x 2.51m)

BEDROOM TWO
10' 0" x 7' 8" (3.05m x 2.34m)

BEDROOM THREE
6' 8" x 6' 5" (2.03m x 1.96m)

SHOWER ROOM
7' 9" x 6' 0" (2.36m x 1.83m)

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.