



Helping *you* move



17 Yardington, Whitchurch, SY13 1BL

A charming Victorian mid terrace house with a pretty cottage style courtyard and rear garden, beautifully presented by the current owners and located within a stone's throw of Whitchurch town centre

Offers in the Region of
£155,000

17 Yardington, Whitchurch, SY13 1BL

Overview

- Charming Victorian Mid Terrace House
- Two Bedrooms
- Close to Town Centre
- Beautifully Presented Accommodation
- Lounge, Kitchen/Diner
- Family Bathroom
- Pretty Walled Courtyard
- Spacious Rear Garden
- EPC D
- Council Tax Band A



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.

Brief Description

A charming Victorian mid terrace house, beautifully presented by the current owners and located within a stone's throw of Whitchurch town centre with lovely views towards the historic St Alkmund's Church. The deceptively spacious accommodation comprises Lounge with feature fireplace, modern Kitchen/Diner, Two Bedrooms and Family Bathroom. Externally there is a lovely walled courtyard to the rear as well as a pretty cottage style rear garden, mainly laid to lawn with attractive borders filled with an abundance of mature shrubs, plants and trees. The property also benefits from gas central heating and double glazing throughout.



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 A. 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 Barbers Whitchurch office travel up the High Street and at the mini roundabout turn left and No 17 stands on the right hand side, just before the turning into Roman Way.

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

METHOD OF SALE

For Sale by Private Treaty.

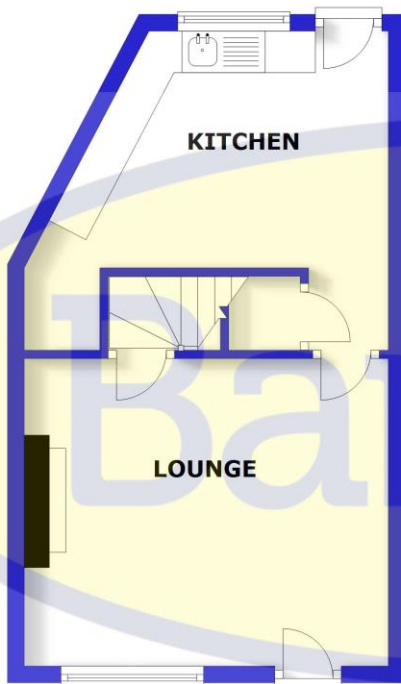
AML REGULATIONS

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.

WH34702 130524

GROUND FLOOR

APPROX. 31.0 SQ. METRES (333.2 SQ. FEET)



FIRST FLOOR

APPROX. 31.2 SQ. METRES (336.2 SQ. FEET)



TOTAL AREA: APPROX. 62.2 SQ. METRES (669.4 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

14' 0" x 12' 2" (4.27m x 3.71m)

KITCHEN/DINER

13' 8" x 9' 4" (4.17m x 2.84m)

BEDROOM ONE

14' 4" x 8' 8" (4.37m x 2.64m)

BEDROOM TWO

12' 0" x 9' 4" max (3.66m x 2.84m)

BATHROOM

7' 7" x 6' 4" (2.31m x 1.93m)

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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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.