



Helping *you* move



29 Edward German Drive, Whitchurch, SY13 1TL

Offers in the Region of
£275,000

An immaculately presented three bedroom detached house with driveway, single garage and good size rear garden, situated in a quiet residential area within walking distance of the town centre and local schools.

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Overview

- Immaculate Detached House
- Three Bedrooms
- Quiet Residential Location
- Convenient for Town Centre and Local Schools
- Lounge, Dining Room
- Kitchen, Bathroom
- Attractive Rear Garden
- Driveway and Single Garage
- EPC D
- Council Tax Band C



Located in a quiet residential area of Whitchurch, this modern detached house is immaculately presented throughout. Situated within walking distance of schools and local amenities, it offers convenience and comfort in equal measure. Recently updated with a new boiler, the property boasts good size accommodation and upon entering you are welcomed into an inviting Entrance Hall that sets the tone for the well-proportioned accommodation throughout. The ground floor features a convenient Cloakroom while the cosy Lounge flows seamlessly into a Dining Room with sliding doors opening onto the rear garden. The well equipped Kitchen complements the living space perfectly. Upstairs, there are two good size double bedrooms and a comfortable single bedroom, all enjoying ample natural light. The modern Family Bathroom completes the accommodation. Outside, the property benefits from a driveway leading to a single attached garage, ensuring ample parking and storage solutions. The rear garden is an attractive feature, boasting a well maintained lawn, a paved patio perfect for outdoor dining, gravel areas and established borders filled with a variety of shrubs and plants. Don't miss out as this property presents a great opportunity to acquire a meticulously maintained home in a popular location.

LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clywd 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.



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

Upon entering the town with the Rugby Club on the right, proceed along taking the second exit from the mini roundabout onto Newport Road. Take the next right onto Edward German Drive, continue on and the property can be found after a short distance on the left 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 D. The full energy performance certificate (EPC) is available for this property upon request.

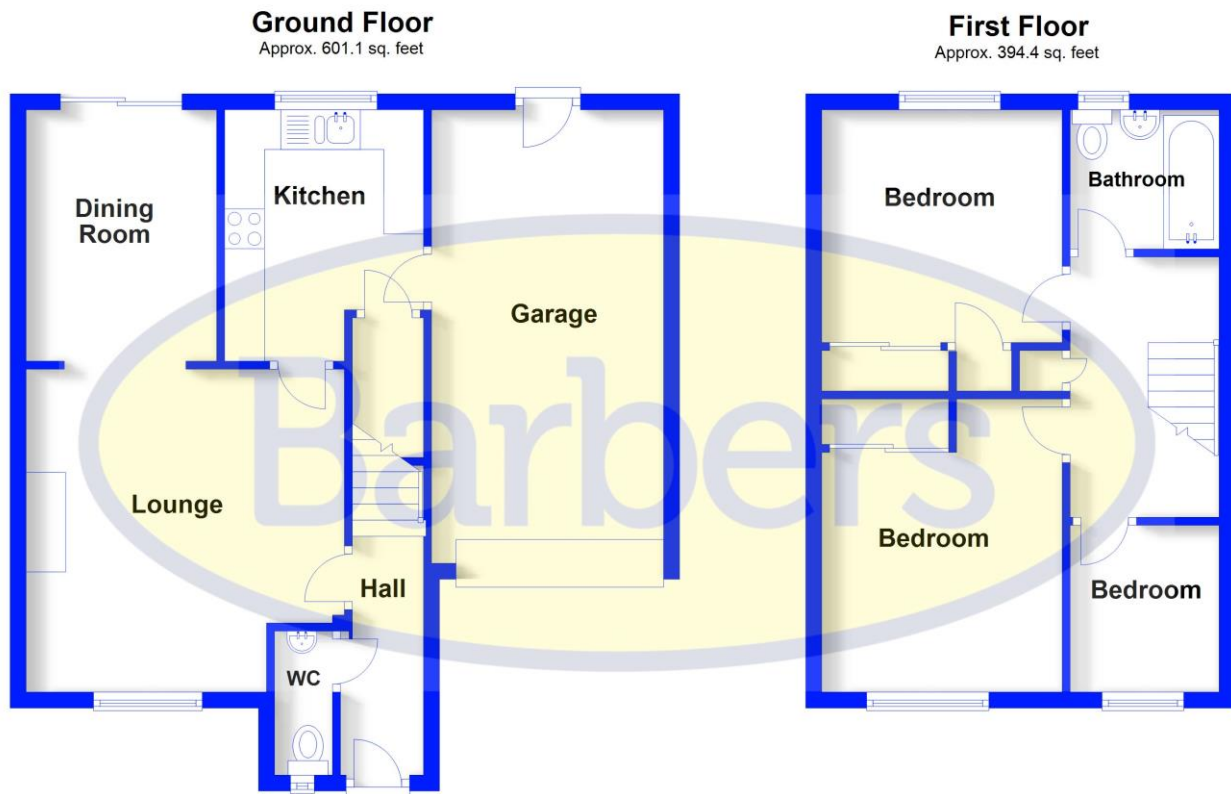
METHOD OF SALE

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.

WH35616 070524180724



LOUNGE
13' 4" x 13' 2" (4.06m x 4.01m)

KITCHEN
10' 3" x 8' 2" (3.12m x 2.49m)

DINING ROOM
10' 3" x 7' 9" (3.12m x 2.36m)

BEDROOM ONE
12' 0" x 8' 7" (3.66m x 2.62m)

BEDROOM TWO
9' 9" x 9' 6" (2.97m x 2.9m)

BEDROOM THREE
7' 1" x 6' 7" (2.16m x 2.01m)

BATHROOM
6' 1" x 5' 6" (1.85m 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! 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.