



Helping *you* move



75 Queensway, Whitchurch, SY13 1HB

This mature three bedroom semi-detached home, near Queensway Playing Fields and local schools, offers brand new windows and doors but requires internal updating. Benefitting from a large rear garden and good size accommodation, it's ideal for first-time buyers or growing families looking to add their personal touch.

Offers in the Region of

£190,000

75 Queensway, Whitchurch, SY13 1HB

Overview

- Mature Semi Detached House
- Three Bedrooms
- Lounge, Dining Room, Kitchen
- Family Bathroom
- Brand New Windows and Doors
- Fantastic Size Rear Garden
- WC and Useful Store
- Convenient For Town Centre and Local School
- EPC TBC
- Council Tax Band B
- Freehold



Brief Description

“Situated just a stone's throw from Queensway Playing Fields and within close proximity to local schools and amenities, this traditional brick built mature three-bedroom semi-detached house offers an excellent opportunity for first-time buyers and growing families alike. The property has endless potential and does require updating internally but has recently been fitted with brand new windows and doors. However, there is still plenty of scope for any new owner to make a lovely home.

The accommodation comprises entrance hall, leading to the lounge and a separate dining room with patio doors that open onto the large rear garden. The kitchen connects to a covered side entrance, which includes a convenient WC and storage area. Upstairs, the property features two double bedrooms, a comfortable single bedroom, and a family bathroom.

Externally, the rear garden is a real selling point of the property, the large rear garden is ideal for family activities or outdoor entertaining. The garden features a patio area, mature shrubs, trees, and a sizeable lawn, offering plenty of space for children to play or for garden enthusiasts to enjoy.”

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.



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

SERVICES

We are advised that mains gas, electricity, water and drainage are available. Oil 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. 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 the town centre travel over the mini roundabout on Dodington towards Shrewsbury/Newport direction into Sedgeford then take the right hand turning into Queensway, continue on and the property can be 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 TBC. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

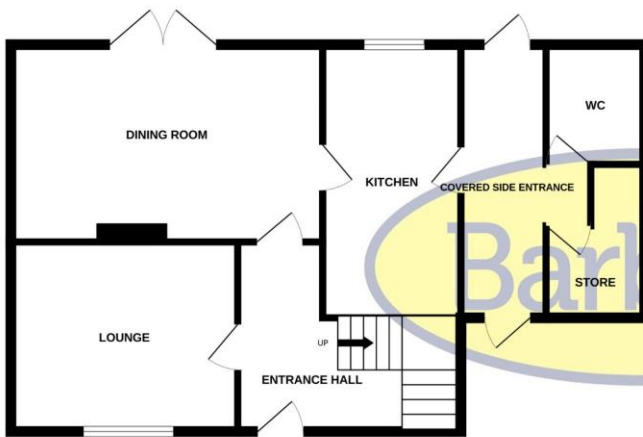
For Sale by Private Treaty.

AML REGULATIONS

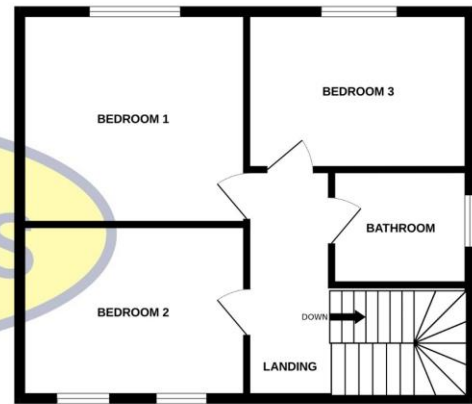
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH35852200924

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

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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LIVING ROOM
12' 5" x 9' 1" (3.78m x 2.77m)

DINING ROOM
15' 9" x 11' 1" (4.8m x 3.38m)

KITCHEN
14' 6" x 5' 9" (4.42m x 1.75m)

BEDROOM ONE
12' 5" x 11' 1" (3.78m x 3.38m)

BEDROOM TWO
12' 5" x 9' 1" (3.78m x 2.77m)

BEDROOM THREE
9' 1" x 7' 5" (2.77m x 2.26m)

BATHROOM
6' 7" x 5' 1" (2.01m x 1.55m)

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.