



Helping *you* move



## 16 Rosemary Lane, Whitchurch, SY13 1EG

Offers in the Region of  
**£150,000**

**NO UPWARD CHAIN.** A two bedroom semi-detached house situated within easy walking distance of the town centre and local schools. It has fantastic potential and although requiring modernisation it is ready for a new owner to put their own stamp on.

# 16 Rosemary Lane, Whitchurch, SY13 1EG

## Overview

- Semi-Detached House
- Two Double Bedrooms
- No Upward Chain
- Requires Modernisation
- Convenient for Town Centre and Local Schools
- Utility with WC
- Lounge
- Kitchen/Breakfast Room
- Front and Rear Gardens
- Off Road Parking to the rear
- EPC C, Council Tax Band A



Set in a convenient location close to the town centre and local schools, this two bedroom semi-detached house presents a fantastic opportunity for a new owner to make it their own and while requiring updating, it has great potential. As you step through the Entrance Hall you'll find a cosy Lounge leading to the Kitchen which is ready for a modern makeover. The additional Utility Room complete with WC adds extra convenience to the living space. Upstairs, the property boasts Two Double Bedrooms alongside a Family Bathroom. The outside space features a lawned front garden with pathway leading to the entrance. The rear garden includes a good size lawned area, paved patio and a timber shed for storage. The property also benefits from off road parking to the rear.

## 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.



#### 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 gas, electricity, 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left and continue on into Rosemary Lane where the property can be found after a short distance on the left hand side. Alternatively the property can be approached via Dodington and then taking the turning into Rosemary Lane.

#### 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.

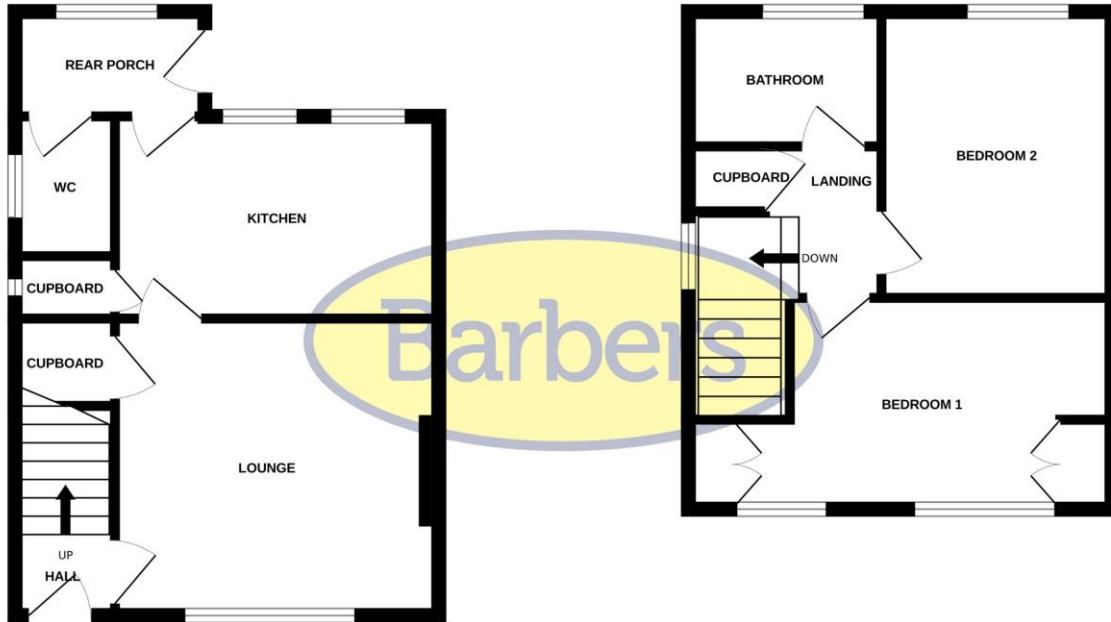
#### AGENTS NOTE

We are advised that the lane leading to the rear of the property is owned by Connexus and there may be a nominal fee of approximately £2 per annum for the upkeep of this. This will be confirmed by solicitors during the pre-contract enquiries.

WH35931120824

GROUND FLOOR

1ST FLOOR



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**  
12' 7" x 11' 8" (3.84m x 3.56m)

**KITCHEN/BREAKFAST ROOM**  
12' 3" x 8' 0" (3.73m x 2.44m)

**UTILITY ROOM**  
5' 8" x 3' 6" (1.73m x 1.07m)

**BEDROOM ONE**  
13' 2" x 7' 9" (4.01m x 2.36m)

**BEDROOM TWO**  
12' 1" x 8' 7" (3.68m x 2.62m)

**BATHROOM**  
6' 6" x 5' 0" (1.98m x 1.52m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**Barbers**

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.