



Helping *you* move



4 Linden Avenue, Whitchurch, SY13 1JU

Nestled on a quiet avenue, this three-bedroom detached house offers lovely views of Jubilee Park and is close to town amenities and schools. With potential for updates, it features a light-filled living room, dining room, kitchen, utility, and three bedrooms. Outside, enjoy a beautiful garden, ample parking, and a garage.

Offers in the Region of
£325,000

4 Linden Avenue, Whitchurch SY13 1JU

Overview

- Three Bedroom Detached House
- Quiet Residential Location
- Lovely Views Over Jubilee Park
- Kitchen/Dining Room/Living Room
- Utility Room
- Shower Room
- Enclosed Attractive Rear Garden
- Driveway and Single Garage
- EPC D
- Council Tax Band C
- Freehold



Brief Description

“Nestled in a quiet avenue, this three-Bedroom detached house enjoys a slightly elevated position with lovely views over Jubilee Park and is just a stone's throw away from the towns amenities and local schools.

Whilst requiring some updating, it offers a fantastic opportunity to create you perfect home in great location. The ground floor accommodation comprises Entrance Hall, a light and airy triple aspect Living Room with French doors leading to the beautiful rear garden, Dining Room, Kitchen, and Utility Room. Upstairs, there is a good-sized Master Bedroom, two further Bedrooms, and a Shower room.

The front of the property features a tarmac driveway providing side-by-side parking, a single garage with an electric up-and-over door, and a lawned area. The enclosed rear garden boasts mature borders with established plants, shrubs, and trees, a paved seating area under a timber pergola adorned with beautiful mature wisteria, and a lush lawn”

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 C. 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

DIRECTIONS

From either Smallbrook Road or Wrexham Road travel into Thompsons Drive and then into Sharps Drive, continue to the end of Sharps drive which leads into Linden Avenue and 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 D. The full energy performance certificate (EPC) is available for this property upon request.

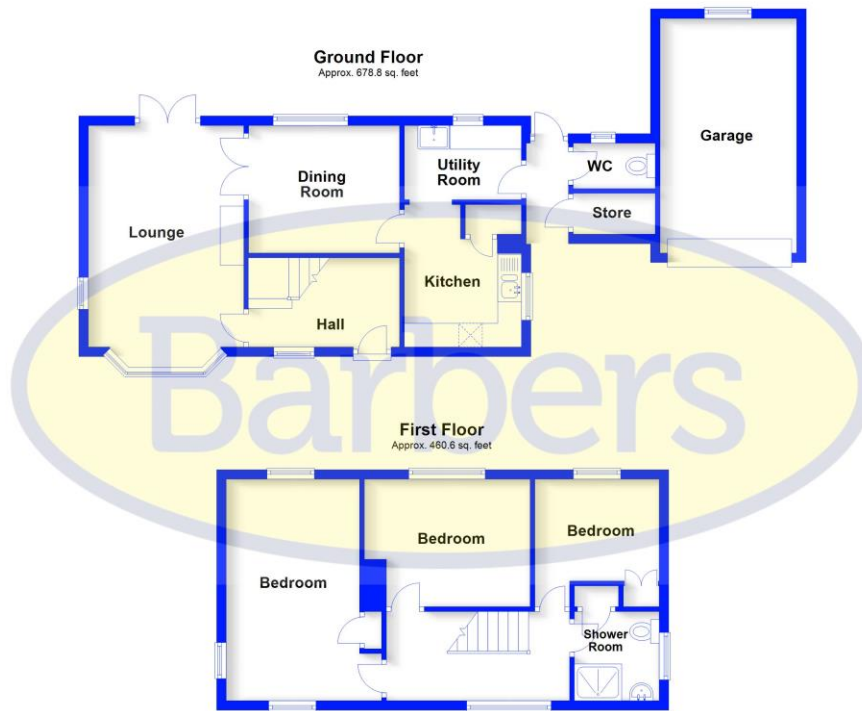
METHOD OF SALE

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.

WH36008020824



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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

15' 4" x 10' 8 max" (4.67m x 3.25m)

DINING ROOM

10' 0" x 8' 8" (3.05m x 2.64m)

KITCHEN

8' 1" x 8' 0 max" (2.46m x 2.44m)

UTILITY ROOM

8' 1" x 5' 2" (2.46m x 1.57m)

BEDROOM ONE

15' 4" x 9' 2" (4.67m x 2.79m)

BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

BEDROOM THREE

8' 8" x 7' 0" (2.64m x 2.13m)

SHOWER ROOM

6' 3" x 6' 0" (1.91m x 1.83m)

GARAGE

16' 2" x 9' 4" (4.93m x 2.84m)

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.