



Helping *you* move



37 Egerton Road, Whitchurch, SY13 1PA

Offers in the Region of
£150,000

Fully refurbished and extended by the current owner, this well presented two bedroom end terrace house is situated in a popular residential area of Whitchurch and is within easy walking distance of the town centre and local schools.

www.barbers-online.co.uk

Tel: 01948 667272

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Overview

- Well Presented End Terrace House
- Two Double Bedrooms
- Fully Refurbished
- Open Plan Lounge/Dining Room
- Rear Garden with Timber Summer House
- Kitchen
- Family Bathroom
- Useful Loft Space
- Within Walking Distance of Town Centre and Local Schools
- EPC D, Council Tax Band A



This well presented end-terrace property is situated in a popular residential area of Whitchurch and is within easy walking distance of the town centre and local schools. It has been comprehensively refurbished and extended by the current owner including new triple-glazed windows, a new central heating system and a new bathroom meaning this home is ready to move into with minimal fuss. The property also benefits from having been rewired, replastered, and freshly decorated, along with new flooring, ensuring a stylish and comfortable home. The ground floor accommodation includes an Entrance Hall, spacious open-plan Lounge/Dining Room with a large bay window and a well equipped Kitchen with integrated appliances. Upstairs, there are two double bedrooms and a modern Family Bathroom. In addition, there is also a useful Loft Space which could be utilised in a variety of ways. Outside, you will find a low-maintenance rear garden with paved and gravel areas, perfect for relaxing or outdoor dining and a timber outbuilding with light and power offers further storage or workspace options.

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.



Your **Local** Property Experts
01948 667272



AGENTS NOTE

Please note there is a shared pedestrian access across the back of the property. This will be confirmed by solicitors during the pre-contract enquiries.

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.

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

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Talbot Street, then take the second left into Egerton Road, continue on and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

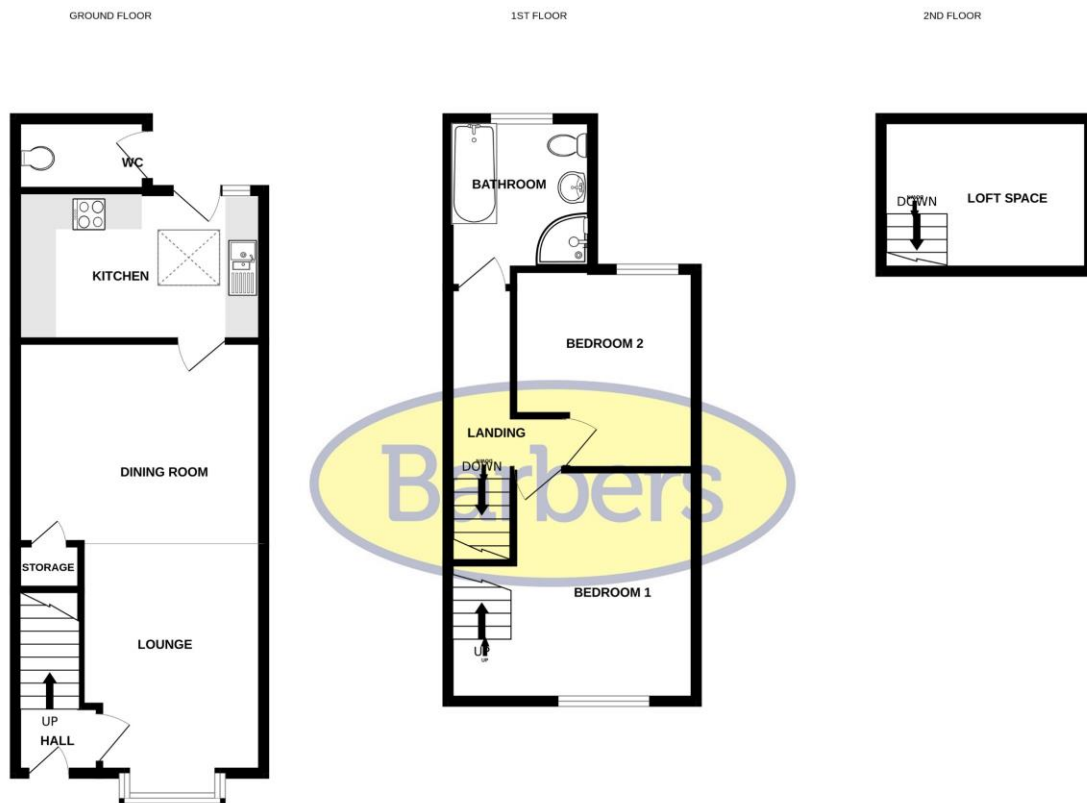
METHOD OF SALE

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.

WH34927 250124



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/DINING ROOM
23' 4" x 12' 7" (7.11m x 3.84m) max

KITCHEN
12' 5" x 8' 0" (3.78m x 2.44m)

BEDROOM ONE
11' 2" x 9' 8" (3.4m x 2.95m)

BEDROOM TWO
11' 6" x 9' 7" (3.51m x 2.92m) max

LOFT SPACE
11' 6" x 9' 4" (3.51m 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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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.