



Helping *you* move



7 Waterfront View, Whitchurch, SY13 1RS

Immaculate Three Bedroom detached home in a sought-after Whitchurch location close to the Llangollen Canal. Features include a dual-aspect Lounge, Kitchen Diner with integrated Neff appliances, Master with En suite, a well-maintained Garden, Driveway Parking and Single Garage.

Offers in the Region of
£320,000

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Overview

- Beautiful Detached House
- Three Bedrooms
- Sought After Residential Location
- Kitchen / Diner
- Good Size Lounge
- Master Ensuite
- Well Maintained Attractive Rear Garden
- Driveway Parking and Single Garage
- Council Tax Band D, EPC B
- Freehold



"7 Waterfront View is a stunning three bedroom detached double-front house, situated on a highly desirable small, established development on the fringe of Whitchurch, close to the Llangollen Canal, this property offers the perfect blend of modern luxury and peaceful living.

As you step inside, you'll immediately appreciate the immaculate condition and high-spec finishes throughout. The ground floor begins with an inviting Entrance Hall, leading to a spacious dual-aspect Lounge. The heart of the home is the beautifully appointed Kitchen Diner, featuring integrated Neff appliances, and French doors that open to a lovely rear Garden which is ideal for both relaxing and entertaining. A practical Utility Room with under-stairs storage and a convenient Cloakroom complete the ground floor accommodation.

On the first floor, the Master Bedroom offers comfort and convenience with two built-in wardrobes and a good size En Suite Shower Room.

Two additional Double Bedrooms provide ample space for family or guests, and a modern Family Bathroom.

Externally, the property continues to impress. The front offers driveway parking and access to a Garage equipped with light, power, and an electric up-and-over door. The Rear Garden is beautifully maintained, featuring a paved seating area, lush lawn, and well-tended plant borders, along with rear pedestrian access to the Garage.

This home truly has it all. Exceptional quality in a fantastic location. Don't miss the opportunity to make it yours."

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 D. 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

MANAGEMENT COMPANY

We are advised that there is a management company set up for maintenance of the communal areas and the annual service charge is £250.00. This will be confirmed by the solicitors during Pre-Contract enquiries.

DIRECTIONS

From the town centre travel into Mill Street / Highgate Corner and then turn onto Wrexham Road. Continue along Wrexham Road, travel past the turnings for Thompson Drive and Chemistry and the turning for Waterfront View can be found on the right hand side. Travel a short distance along Waterfront View and take the first right hand turning 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 B. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

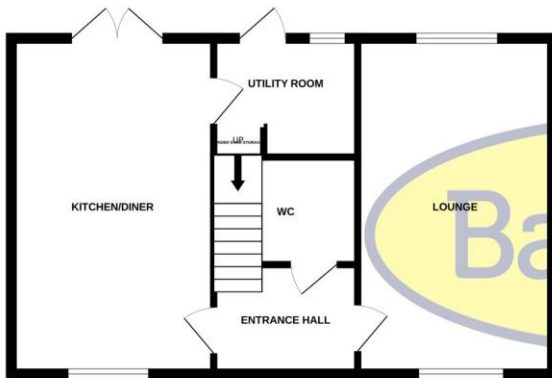
For Sale by Private Treaty.

AML REGULATIONS

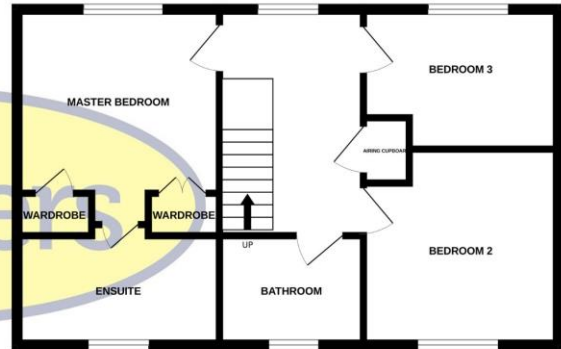
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH36403

GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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KITCHEN/DINER
18' 2" x 10' 8" (5.54m x 3.25m)

LOUNGE
18' 2" x 11' 6" (5.54m x 3.51m)

UTILITY ROOM
6' 1" x 5' 5" (1.85m x 1.65m)

BEDROOM ONE
11' 0" x 10' 4" (3.35m x 3.15m)

BEDROOM TWO
11' 9" x 10' 5" (3.58m x 3.18m)

BEDROOM THREE
11' 9" x 7' 3" (3.58m x 2.21m)

BATHROOM
8' 2" x 5' 5" (2.49m x 1.65m)

GARAGE
19' 1" x 9' 9" (5.82m x 2.97m)

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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Email: whitchurch@barbers-online.co.uk



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.