



Helping *you* move



27 Claypit Street, Whitchurch, SY13 1LE

A charming three bedroom Victorian mid terrace house with great size rear garden, conveniently situated within a stone's throw of Whitchurch town centre.

Offers in the Region of
£235,000

27 Claypit Street, Whitchurch, SY13 1LE

Overview

- Charming Victorian Mid Terrace House
- Three Bedrooms
- Beautifully Presented Throughout
- Great Size Rear Garden
- Convenient for Town Centre and Local Schools
- Lounge and Dining Room
- Well-Appointed Kitchen
- Family Bathroom
- EPC D
- Council Tax Band B



Situated just moments away from Whitchurch town centre, this beautifully presented Victorian mid-terrace house is brimming with character and charm. Ideal for those seeking a blend of historical elegance and modern comfort, this lovely home offers a warm and inviting atmosphere from the moment you step inside. The ground floor includes a welcoming Entrance Hall with practical Cloakroom, perfect for guests. The cosy Lounge is the perfect spot for relaxation and the Dining Room features a brick fireplace, creating a focal point. The dining room leads seamlessly into the well-appointed Kitchen with a door leading to the rear patio. The first floor offers Three Bedrooms including two good size doubles and a single and a modern Family Bathroom serves the household with style and functionality. Outside, you'll find a spacious, beautifully maintained rear garden featuring a paved patio area ideal for outdoor dining. Steps lead up to a large lawn with an additional paved seating area, timber shed and a variety of established trees. Don't miss the chance to make this wonderful house your new home!

LOCATION

Situated in a conservation area 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.



AGENTS NOTE

We are advised that there is a shared access across the rear 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/>



LOCAL AUTHORITY

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

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

The property can be approached from London Road, passing Sainsburys on the left then turn right into Claypit Street where the property can be found after 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 D. The full energy performance certificate (EPC) is available for this property upon request.

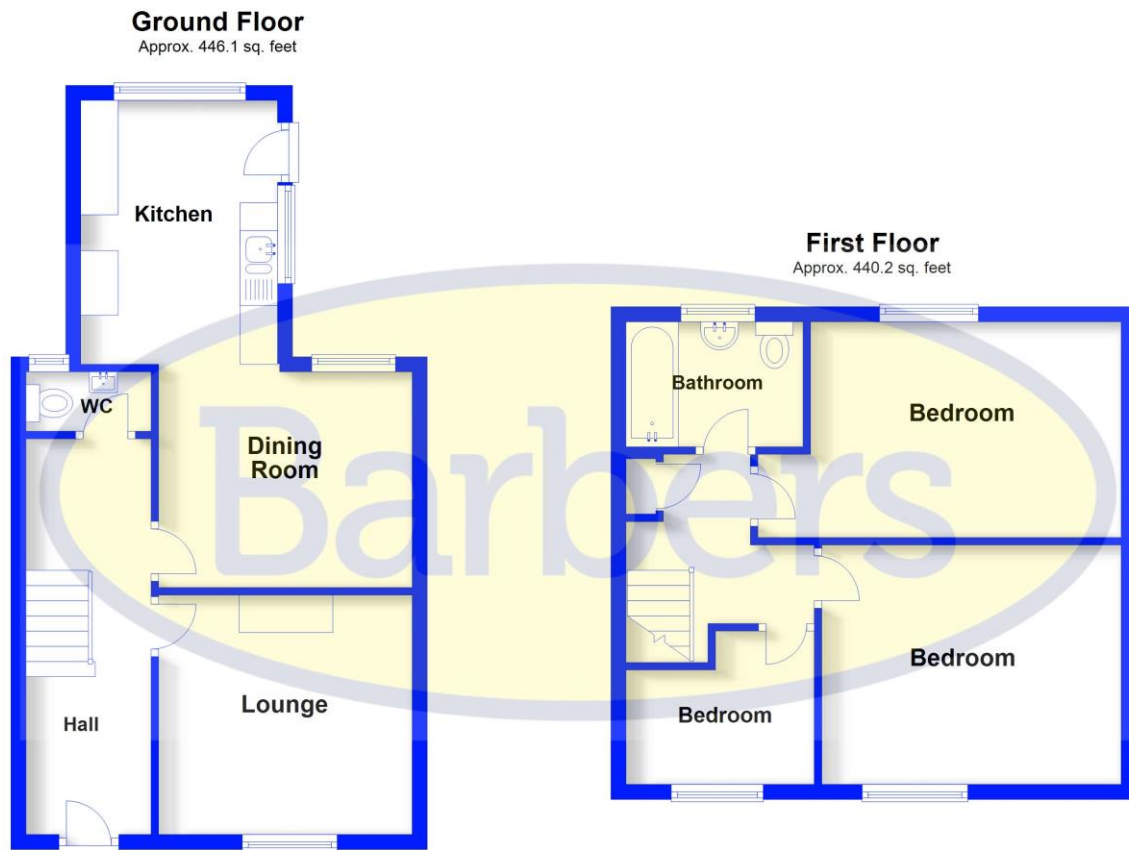
METHOD OF SALE

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.

WH36429 040924



Total area: approx. 886.3 sq. feet

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

11' 1" x 10' 6" (3.38m x 3.2m)

DINING ROOM

11' 3" x 10' 0" (3.43m x 3.05m)

KITCHEN

10' 8" x 8' 7" (3.25m x 2.62m)

BEDROOM ONE

14' 0" x 9' 9" (4.27m x 2.97m)

BEDROOM TWO

13' 2" x 9' 3" (4.01m x 2.82m)

BEDROOM THREE

8' 1" x 6' 7" (2.46m x 2.01m)

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

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.