



Helping *you* move



## 9 Earl Edwin Mews, Whitchurch, SY13 1DT

Offers in the Region of  
**£110,000**

A modern, well presented second floor apartment conveniently located within easy walking distance of the town centre and with an allocated parking space within security gated entrance.

# 9 Earl Edwin Mews, Whitchurch, SY13 1DT

## Overview

- Modern Second Floor Apartment
- Two Bedrooms
- Spacious Open Plan Lounge/Kitchen/Dining
- Shower Room
- Allocated Parking Space
- Electric Gated Entrance
- Convenient for Town Centre
- Gas Central Heating and Double Glazing
- EPC C, Council Tax Band A
- Leasehold



## 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.

## Brief Description

Attention first time buyers and investors! 9 Earl Edwin Mews is a modern, light and airy two bedroom, second floor apartment and is situated just a stones throw from Whitchurch town centre and the local amenities. Tastefully presented throughout, the accommodation comprises Entrance Hall, spacious open plan Lounge/ Dining Room/ Kitchen, Two Bedrooms and modern Shower Room. The apartment also benefits from gas central heating and double glazing. Externally, the development is approached through electric gates and the property has a designated parking space.



#### TENURE

We are advised that the property is Leasehold on a 999 year lease starting in 2005. Lease length remaining 980 years. 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

#### MANAGEMENT COMPANY

We are advised that there is a management company and the service charge is currently £1394.28 per annum and the ground rent is currently £265.23 per annum, this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

#### 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)



#### 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/>

#### DIRECTIONS

Earl Edwin Mews is situated in the town centre and will be found off Dodington approached through secure gated entrance.

#### 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

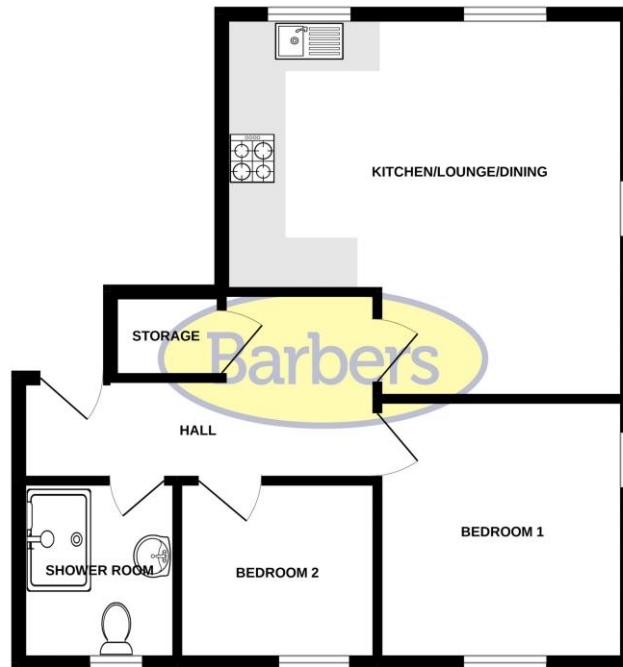
For Sale by Private Treaty.

#### 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.

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GROUND 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 for 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.  
Made with Metropix 02022

**LOUNGE**  
16' 2" x 15' 0" (4.93m x 4.57m)

**BEDROOM TWO**  
7' 5" x 7' 0" (2.26m x 2.13m)

**BEDROOM ONE**  
10' 6" x 8' 5" (3.2m x 2.57m)

**SHOWER ROOM**  
6' 7" x 6' 6" (2.01m x 1.98m)

## 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)



**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.