



Helping *you* move



11 Bathfields Crescent, Whitchurch, SY13 1DA

Offers in the Region of

£235,000

A much loved two bedroom detached bungalow with driveway, single garage and established gardens, in need of updating but with fantastic potential and situated in a quiet residential area of Whitchurch.

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Overview

- Detached Bungalow
- Two Bedrooms
- Peaceful Residential Setting
- Within a short walk of Shropshire Union Canal
- Requires Updating
- Established Gardens
- No Upward Chain
- Long Driveway and Single Garage
- Fantastic Potential
- EPC D
- Council Tax Band C



Nestled in a quiet residential area of Whitchurch within walking distance of the picturesque Shropshire Union Canal, this two bedroom detached bungalow offers a fantastic opportunity to put your own stamp on a property. Having been a much-loved home for the current owner, the bungalow is ready for a modern makeover, providing an exciting opportunity for those looking to update and personalise to their own taste. The property features an Entrance Porch, a comfortable Lounge and a Kitchen leading to a Conservatory. There are two well-proportioned bedrooms, one of which has sliding doors that open onto the rear garden and a Bathroom completes the accommodation. Outside, the property boasts a long driveway leading to a single detached garage, providing good off road parking facilities. There is a well-kept lawned front garden and a delightful rear garden with lawn, paved patio, greenhouse and a variety of established shrubs and trees. With no upward chain, this property is ready for its next chapter and is perfect for those looking to add their own personal touch in a peaceful setting.

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



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 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

From Whitchurch High Street proceed to the mini roundabout by the church and turn left, continue to the next mini roundabout into Sherrymill Hill, which leads into Smallbrook Road. Follow Smallbrook Road until you reach the next mini roundabout and turn left immediately into Bathfields Crescent where the property can be found after a short distance on the left hand side. Alternatively the property can be approached off Wrexham Road via Chemistry.

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

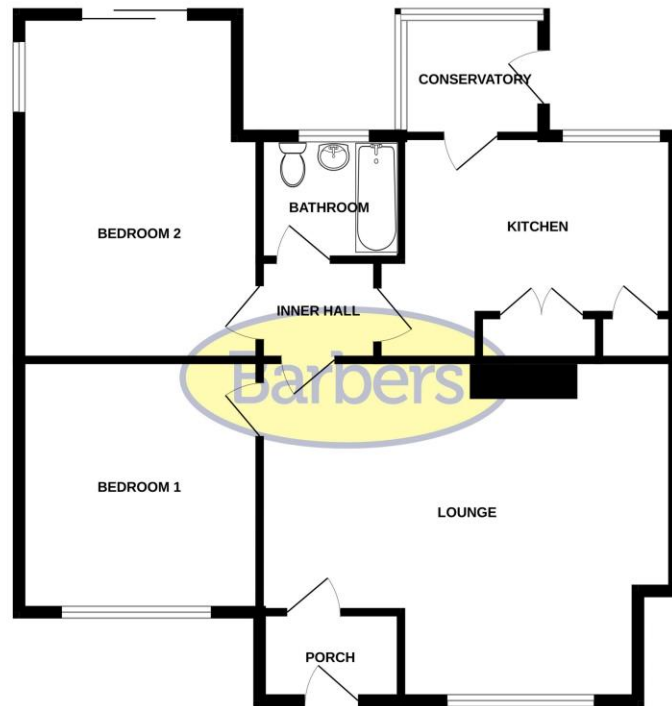
For Sale by Private Treaty.

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.

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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 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.
Made with Metropix 12/2021

LOUNGE
18' 7" x 15' 2" (5.66m x 4.62m)

KITCHEN
13' 9" x 10' 1" (4.19m x 3.07m)

CONSERVATORY
7' 0" x 6' 2" (2.13m x 1.88m)

BEDROOM ONE
11' 4" x 11' 3" (3.45m x 3.43m)

BEDROOM TWO
14' 9" x 10' 8" (4.5m x 3.25m)

BATHROOM
6' 4" x 5' 4" (1.93m x 1.63m)

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.