



Helping *you* move



**46 Talbot Street, Whitchurch, SY13 1PJ**

Offers in the Region of  
**£140,000**

**NO UPWARD CHAIN.** A three bedroom semi-detached house with off road parking, in need of complete refurbishment but with fantastic potential to become a lovely home.

# 46 Talbot Street, Whitchurch, SY13 1PJ

## Overview

- Semi-Detached House
- Three Bedrooms
- In need of complete refurbishment
- No Upward Chain
- Within walking distance of town centre and local schools
- Off Road Parking
- Corner Plot
- Front and Rear Gardens
- Fantastic Potential
- EPC D
- Council Tax Band B



**This three bedroom semi-detached house presents an exciting opportunity for buyers looking to create their ideal home. In need of complete refurbishment, the property offers great potential and is sold with no upward chain, making it an excellent prospect for investors or those looking for a project. Situated on a corner plot, the property benefits from off road parking to the side and the location is ideal for those seeking convenience, with the town centre and local schools just a short walk away. The accommodation includes an Entrance Hall, Lounge with bay window, Dining Room and Kitchen. Upstairs, the property comprises three bedrooms – two doubles and a single – all offering a good amount of space. The family bathroom completes the first floor and, like the rest of the property, provides the perfect blank canvas for refurbishment. Outside, there is a lawned garden to the front and the rear garden includes a patio and small lawned area.**

## 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 B. 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](mailto:whitchurch@barbers-online.co.uk)

## DIRECTIONS

From the town traffic lights situated in Bridgewater St/Brownlow St take the turning into Talbot Street. No. 46 will be found after a short distance 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 D. The full energy performance certificate (EPC) is available for this property upon request.

## METHOD OF SALE

For Sale by Private Treaty.

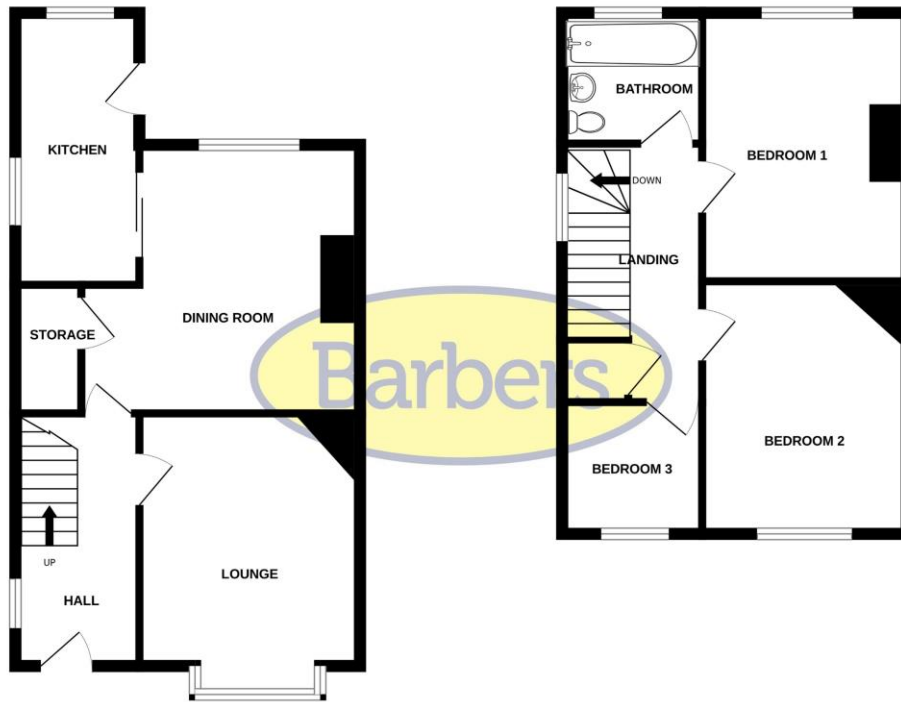
## AML REGULATIONS

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

1ST 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.  
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**LOUNGE**

13' 8" x 10' 9" (4.17m x 3.28m) max

**DINING ROOM**

13' 7" x 13' 0" (4.14m x 3.96m)

**KITCHEN**

13' 3" x 5' 8" (4.04m x 1.73m)

**BEDROOM ONE**

13' 0" x 10' 0" (3.96m x 3.05m) max

**BEDROOM TWO**

11' 6" x 10' 0" (3.51m x 3.05m)

**BEDROOM THREE**

8' 7" x 6' 5" (2.62m x 1.96m)

**BATHROOM**

7' 2" x 6' 5" (2.18m x 1.96m)

## 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.