



Roseberry Cottage, Church Street, Malpas, SY14 7FG

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**Roseberry Cottage, Church Street, Malpas, SY14 7FG**

**Asking Price Of £415,000**



- Exceptional Mid Terrace House
- Three Double Bedrooms
- Popular Village Location with excellent amenities
- Immaculately Presented Throughout

- Master En Suite and Family Bathroom
- Superb Open Plan Kitchen/Diner
- Rear Courtyard and Off Road Parking
- EPC B, Council Tax Band D



Built in 2021, Roseberry Cottage is part of an exclusive development of only eighteen individually designed properties. It is beautifully presented and finished to an exceptionally high standard with solid oak doors and premium appliances and fittings throughout. At the heart of the development is a gated area, with two ponds, for private use of residents only, ideal for walking and relaxation. The property offers contemporary living in the bustling village of Malpas known for its excellent range of amenities and highly regarded primary and secondary schools. It boasts modern features throughout, including underfloor heating on the ground floor with radiators upstairs, alarm system and motion sensor lighting in the hall, cloakroom and bathrooms.

Upon entering, you are greeted by a stylish Entrance Hall with tiled floor and under-stairs storage cupboard with power points and shelving. The hallway leads to a spacious Lounge with feature suspended fire and a particular feature is the fabulous open plan Kitchen/Diner. The kitchen comes fully equipped with wooden shaker style units, marble worktops and integrated appliances including a Samsung self-cleaning oven and a Samsung combination oven. The dining area features elegant French doors that open onto the rear garden. A handy Cloakroom completes the ground floor layout. Upstairs, the first floor comprises three generously sized double bedrooms, including a master bedroom with fitted wardrobes and an en suite shower room. The family bathroom is tastefully finished and includes an over-bath shower with bi-fold screen. Both the ensuite and family bathroom have fitted mirrors with LED lighting, and the ensuite also has fitted wall units. All rooms, both upstairs and downstairs, have ample stylish downlighters.



Outside, the property enjoys a slightly elevated position on Church Street, accessed through a wrought iron gate onto walled steps. The small but well planted and lawned front garden complements the cottage style of the property and there is an external double socket power point for ease of mowing. An imposing solid oak beam frames the welcoming entrance porch and the rear of the property is South facing with views towards the Cheshire and Shropshire countryside. The rear is accessed via private double bi-folding wrought iron gates through a paved courtyard and the good sized Indian stone patio area is bordered by a camelia hedge, creating a private and peaceful recreational area. The courtyard has well planted borders along with a delightful wooden pergola leading from the courtyard to the patio. There is also an external water tap and double socket power point. A shed in the courtyard is fully shelved, providing excellent external storage space and the property benefits from a separate, private and fully secure bin store area just 20 meters from the property. There is private gated off road parking to the rear for up to three vehicles with space for two vehicles inside the gates and an additional space outside. This stunning home offers the perfect mix of style, comfort and practicality in a popular village setting, situated on Church Street, the historic and much sought after Malpas thoroughfare.



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## LOCATION

Situated in Malpas which is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town 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, Birmingham and London 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 pre-contract enquiries. Vacant possession upon completion.

## MANAGEMENT COMPANY

We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this will be approximately £200-£250 per annum once the works at the development are complete. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

## AGENTS NOTE

We are advised that caravans cannot be parked at the property. This will be confirmed by solicitors during the pre-contract enquiries.

## SERVICES

We are advised that mains water, drainage, gas and electricity 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.

## DIRECTIONS

From Whitchurch take the A41 in Chester direction into Grindley Brook. Turn left at the Horse and Jockey public house and follow the B5395 to Malpas. Turn left into Church Street, continue on and 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 B. The full energy performance certificate (EPC) is available for this property upon request.

## LOCAL AUTHORITY

Council Tax Band D. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

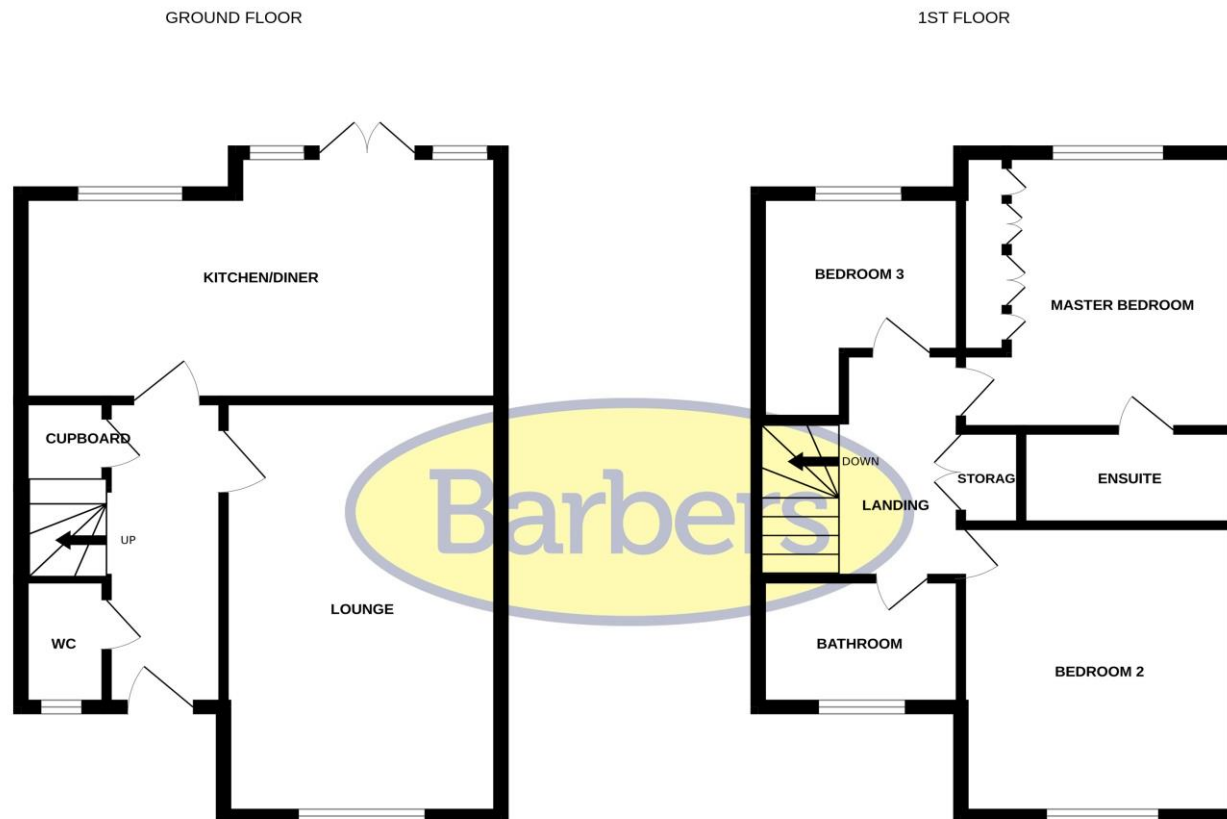
## AML REGULATIONS

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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- LOUNGE  
19' 0" x 12' 4" (5.79m x 3.76m)
- KITCHEN/DINER  
21' 4" x 14' 0" (6.5m x 4.27m)
- BEDROOM ONE  
14' 1" x 11' 2" (4.29m x 3.4m)
- BEDROOM TWO  
13' 9" x 12' 3" (4.19m x 3.73m)
- BEDROOM THREE  
13' 0" x 8' 8" (3.96m x 2.64m) max



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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**WHITCHURCH**  
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