



Helping *you* move



Greenacres, Tarporley Road, Whitchurch, SY13 1LR Offers in the Region of **£299,950**
Offered for sale with no upward chain. A Three-bedroom detached house enjoying views towards Hill Valley Golf Club. This property offers potential to update and personalise the accommodation to create a fabulous home and a highly regarded area.

Greenacres, Tarporley Road, Whitchurch, SY13 1LR

Overview

- Detached Three Bedroom House
- Convenient For Town Centre and Local Schools
- Views Towards Hill Vally Golf Course
- Large Driveway and Single Garage
- Lounge, Dining Room, Sun Room
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Good Size Rear Garden
- No Upward Chain
- Council Tax Band D, EPC D
- Freehold



Brief Description

“Standing on a good sized, slightly elevated plot on Tarporley Road towards the outskirts of town, Greenacres is a Three Bedroom Detached House with Single Garage with pleasant views towards Hill Valley Golf Club. Having been a much-loved home, this property now offers scope for new owners to update and personalise to create their perfect property in a well-regarded location. The ground floor accommodation comprises of Entrance Hall, a generous Lounge leading to a Dining Room, a bright Garden Room ideal for relaxing that overlooks the well-maintained rear Garden, a spacious Kitchen, and a handy Cloakroom. Upstairs, the dual aspect Master Bedroom takes advantage of the elevated views, there two further Bedrooms, and a Family Bathroom completes the accommodation.

Externally a sizable driveway provides plenty of off-road parking and leads to a useful Garage. The private rear Garden is predominantly laid to lawn and features a variety of mature fruit trees and provides a great outdoor space for relaxing, playing and gardening enthusiasts alike.”

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.



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 D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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/>



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 our office proceed up High Street onto Church Street and take the second exit on the roundabout onto Bargates. At the next roundabout take the first exit and the second exit at the next roundabout on to Tarporley Road. 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.

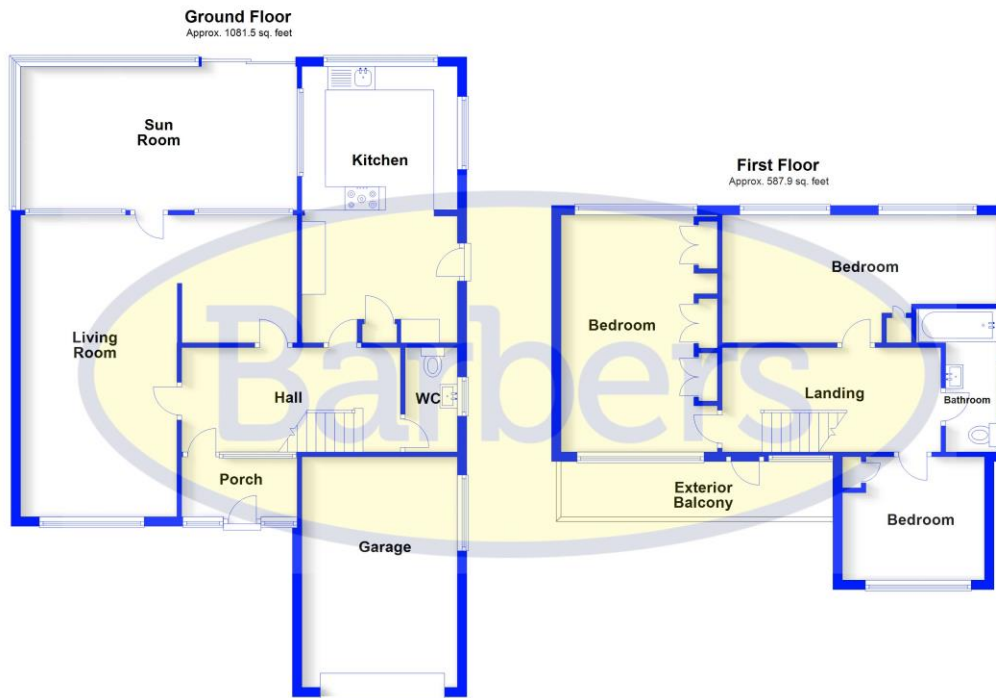
METHOD OF SALE

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.

WH36830221124



Total area: approx. 1669.4 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

20' 6" x 10' 9" (6.25m x 3.28m)

DINING ROOM

8' 9" x 7' 6" (2.67m x 2.29m)

SUN ROOM

18' 5" x 9' 4" (5.61m x 2.84m)

KITCHEN

18' 7" x 10' 4" (5.66m x 3.15m)

BEDROOM ONE

15' 8" x 10' 9" (4.78m x 3.28m)

BEDROOM TWO

18' 6" x 8' 8max" (5.64m x 2.64m)

BEDROOM THREE

9' 7" x 8' 6 max into eaves" (2.92m x 2.59m)

GARAGE

16' 0" x 9' 7" (4.88m x 2.92m)

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.