



Helping *you* move



## 14 Dodington, Whitchurch, SY13 1DZ

Offers in the Region of  
**£225,000**

A versatile, well presented and deceptively spacious four bedroom town house with low maintenance rear garden and allocated parking space, conveniently situated close to the town centre and local schools.



# 14 Dodington, Whitchurch, SY13 1DZ

## Overview

- Deceptively Spacious Town House
- Four Bedrooms
- Open Plan Kitchen/Dining/Lounge
- Master En Suite and Family Bathroom
- Low Maintenance Rear Garden
- Allocated Parking Space
- Convenient for Town Centre and Local Schools
- Viewing Recommended
- EPC C, Council Tax Band C
- Leasehold



A deceptively spacious four bedroom modern town house, offering versatile accommodation spread across three floors. Well presented throughout and recently updated with a new kitchen, this property is ideal for contemporary family living. Situated just a stone's throw from the town centre and within easy reach of local schools, it is perfect for those looking for both convenience and comfort. On the ground floor, there is a welcoming Entrance Hall with a convenient Cloakroom ideally positioned for guests and everyday use. The heart of the home is the superb open-plan Kitchen/Dining/Lounge with stylish kitchen making it perfect for home cooking and entertaining with French doors that open onto the low-maintenance rear garden. The first floor offers two generously-sized bedrooms, with one currently being used as a lounge, providing great flexibility to suit your needs. The Master Bedroom includes an En Suite Shower Room, offering added privacy and convenience. On the second floor, you will find two further double bedrooms and a modern family bathroom. Outside, the property benefits from a low-maintenance, paved rear garden, perfect for relaxing or entertaining without the hassle of heavy upkeep. To the rear of the property, there is also an allocated parking space. This well-presented home combines versatile living spaces, contemporary design, and a fantastic location, making it an ideal choice for those looking for a comfortable, practical home.

## 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

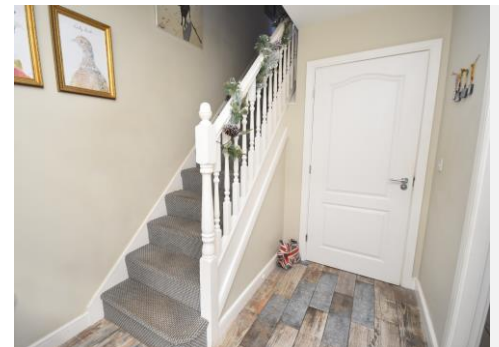
We are advised that the property is Leasehold on a 999 year lease starting in 2005. Lease length remaining 980 years. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### SERVICE CHARGE

We are advised that there is a management company and the service charge is currently £308.86 per annum and the ground rent is currently £263.31 per annum, this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

#### 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 our office, turn right into the High Street, at the bottom of the High Street follow the pedestrian area to the corner, turning left into Watgate Street, continue on past Bark Hill and the property can be found after a short distance on the left hand side.

#### LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### 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.

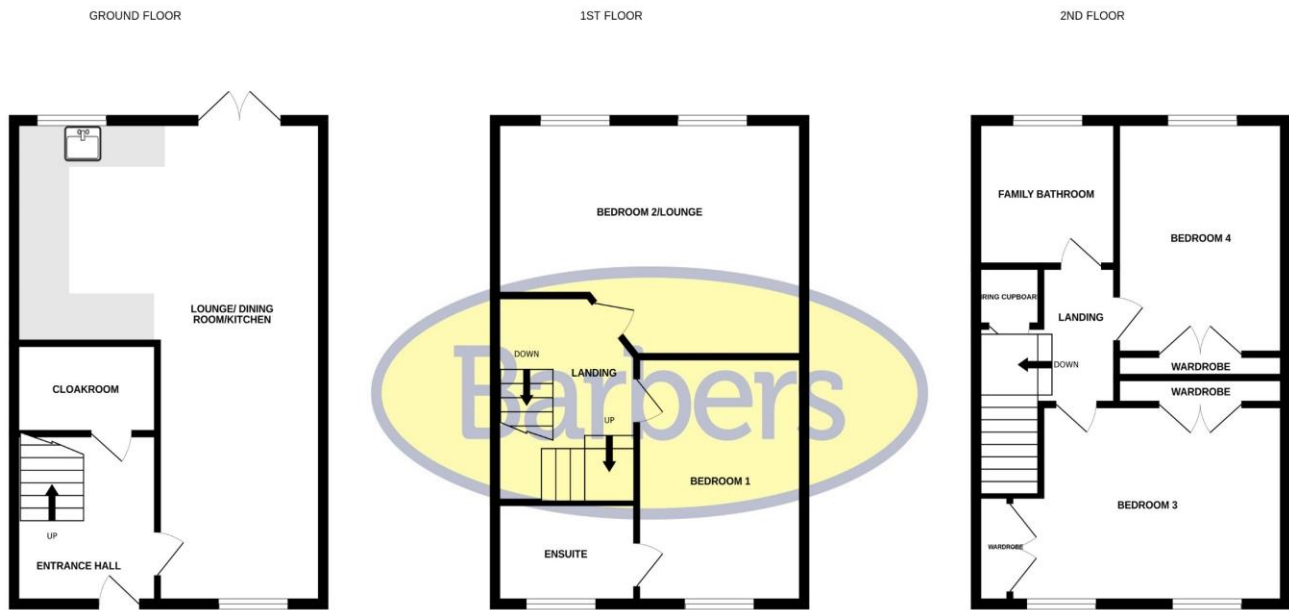
#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

WH37000 312243012311224



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 ©2024

LOUNGE/KITCHEN/DINER  
26' 1" x 16' 3" (7.95m x 4.95m)

MASTER BEDROOM  
13' 3" x 9' 1" (4.04m x 2.77m)

EN SUITE  
6' 4" x 5' 8" (1.93m x 1.73m)

BEDROOM TWO  
16' 4" x 12' 4" (4.98m x 3.76m)

BEDROOM THREE  
13' 6" x 13' 6" (4.11m x 4.11m) max

BEDROOM FOUR  
10' 1" x 9' 1" (3.07m x 2.77m)

FAMILY BATHROOM  
7' 0" x 6' 7" (2.13m x 2.01m)

## 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.