

# BOWEN

PROPERTY SINCE 1862



Guide Price Excess of £125,000

3 Moss Cottages, Whixall, Whitchurch, SY13 2PE

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🛏 3 Bedrooms

🚿 1 Bathroom



## 3 Moss Cottages, Whixall, Whitchurch, SY13 2PE



### Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

Bowen are pleased to offer this 3 bedroom semi-detached house for sale. The property offers great potential for improvement and modernisation in line with prospective purchaser's requirements.

**Location:** The property enjoys a pleasant rural location situated on the outskirts of the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. The property is within easy access to the A495, A49 & A41 and the neighbouring towns of Ellesmere, Wem, Whitchurch provide a range of amenities and schools with train stations in Wem, Whitchurch & Shrewsbury.

### Accommodation

#### Upvc Partly Glazed Entrance Door:

**Living Room:** 16' 4" x 10' 6" (4.98m x 3.19m) Open fireplace set on a slate tile hearth with brick surround and timber mantel, 2 electric storage heaters, downstairs store cupboard.

**Kitchen:** 10' 4" x 10' 0" (3.16m x 3.05m) Tiled flooring. Range of fitted wall cupboards and matching base units with worktop surface above. Stainless steel sink unit and drainer, partly tiled walls, space and plumbing for washing machine, further base cupboards with work top surface, partly tiled walls, space for cooker.

**Cloakroom:** Tiled floor, low level wc, wash hand basin.

**Rear Entrance Porch/Boot Room :** 13' 7" x 5' 9" (4.13m x 1.74m) Tile floor. Power and light. Upvc door to outside.

**Staircase to First Floor and Landing area:** electric storage heater.

**Bedroom 1:** 10' 6" x 8' 4" (3.19m x 2.53m) laminate flooring.

**Bedroom 2:** 10' 1" x 8' 4" (3.07m x 2.53m)

**Bedroom 3:** 7' 6" x 7' 4" (2.29m x 2.24m) Laminate flooring.

**Bathroom:** 9' 0" x 7' 3" (2.75m x 2.20m) Vinyl tile effect flooring, panel bath with partly tiled walls and electric shower above, pedestal wash hand basin with tile splash, low level wc. Airing cupboard housing lagged cylinder and slatted shelves.



**Outside:** No:3 is approached over a part stone drive providing parking enclosed by mature hedges. A timber wicket fence with single gate provides access to the rear of the property which is mainly laid to lawn with some mature trees and shrubs in place. Useful brick storage shed under galvanise sheet roof, two further timber sheds. Outside tap.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Services:** We understand mains electricity, water and drainage are connected.

**EPC Rating 39|E Council Tax Band 'B':**

**Viewing and further information:** Please contact the sole selling agent's Ellesmere office on (01691) 622534.

**Directions:** From Ellesmere proceed along the A495 sign posted Whitchurch continue through the village of Welshampton and after passing Bronington Nurseries on the right handside after approximately 2.5 miles turn right sign posted Fenns Bank/Whixall. Continue straight ahead passing over the canal bridge, after a short distance turn right sign posted 'Manor House' continue to the end of the lane turn right and no:3 will be identified on the left handside by the agents for sale board. What3Words:///mixes.contour.disclose





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.