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Helping *you* move









2 Red Lyon Mews, High Street, Whitchurch, SY13 1BB

Offers in the Region of

£169,950

Well-presented two-bedroom town-centre home offering modern, low-maintenance living. Featuring an open-plan lounge/diner, fitted kitchen, two double bedrooms, large bathroom, skylights, enclosed courtyard, own parking space and secure bin store. Ideal for first-time buyers or investors.

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Overview

- Well-presented two-bedroom mid-terrace property
- Ideally situated in the heart of the town centre
- Spacious open-plan lounge/diner
- Low-maintenance enclosed courtyard
- Own parking space
- Close to local amenities, schools and transport links
- Viewing recommended
- EPC C
- Council tax band B



Situated in a convenient town-centre location, this well-presented two-bedroom home offers modern and low-maintenance living, with a wide range of local amenities and excellent transport links within easy reach.

The property boasts a spacious open-plan lounge/diner, providing a bright and versatile living space, complemented by a well-appointed kitchen with an integrated fridge/freezer, creating an ideal space for family living and entertaining. The current owners also use the Hive system to control the central heating remotely via the Hive app, providing added convenience.To the first floor are two generously sized double bedrooms, with the main bedroom benefiting from a useful built-in storage cupboard. The property also features a large family bathroom, complete with a bath and shower over. Skylights further enhance the first-floor accommodation, allowing plenty of natural light to flow throughout.Externally, the property benefits from a low-maintenance enclosed courtyard, its own parking space and a secure enclosed bin store.

This property is ideal for first-time buyers, investors, or those seeking a home in a convenient town-centre location. Viewing is highly recommended to fully appreciate the accommodation, location and features this property has to offer.

LOCATION

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



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

DIRECTIONS
From our Whitchurch office, turn left onto the high street, follow the road and opposite the Civic Centre you will see Victoria house, go through the archway to the left and follow this lane and the property will be located 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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE
For Sale by Private Treaty.

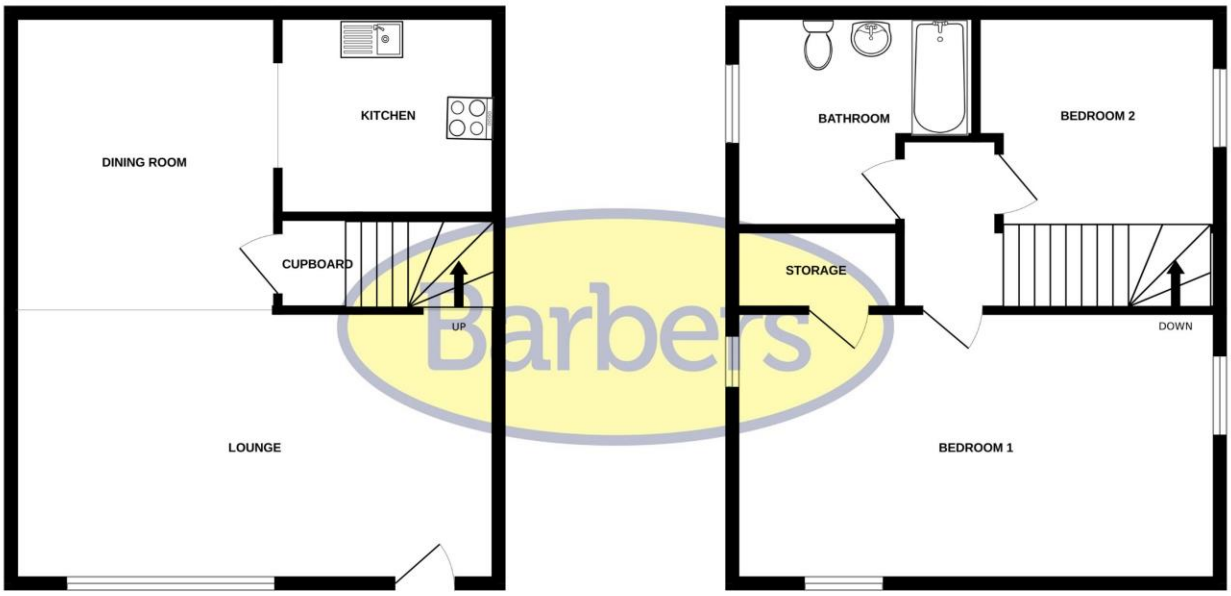
AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, 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, directly to Movebutler, and is non-refundable.

MANAGEMENT COMPANY
We are advised by the vendors that there is management company set up and the service charge is currently £105 per annum to cover upkeep of the communal areas. There is also an annual sinking fund of £165. This will be confirmed by the solicitors during pre-contract enquiries.

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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
21' 2" x 10' 6" (6.45m x 3.2m)

KITCHEN
9' 4" x 8' 7" (2.84m x 2.62m)

DINING ROOM
12' 6" x 11' 3" (3.81m x 3.43m)

BEDROOM ONE
21' 0" x 10' 6" (6.4m x 3.2m)

BEDROOM TWO
10' 3" x 9' (3.12m x 2.74m)

BATHROOM
9'1 " x 6'3" (2.77m x 1.91m)

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 but, please contact us before viewing the property.