



Charming End Maisonette

2 Reception Rooms & Conservatory

Small Single Garage

2 Double Bedrooms

Spacious Kitchen/Breakfast Room

NO ONWARD CHAIN

6 Bridgewater Street
Whitchurch SY13 1QB

Offers in the Region Of £160,000



In the words of Monty Python..... "And now for something completely different!"

Yes, both different and rather special – a real “hidden gem” in the town.

There isn't much to compare it with (as far as we are aware), so it may well appeal to those who want something that is a little more unique. One thing is for certain; you get a lot of bricks and mortar here and likely buyers include young professionals, couples and investors.

Whereas many properties within walking distance of the town suffer from lack of parking, this lovely maisonette has its own parking, plus a single garage.

Both bedrooms are doubles, one even having its own WC, whilst downstairs there are 2 reception rooms, a super conservatory, kitchen/breakfast room and a spacious bathroom.

The outside space includes a compact, yet secluded garden, screened by mature bushes and it is virtually on the doorstep of Tesco supermarket, meaning that there is no excuse to run out of household groceries.

Most rooms have been recently re-decorated and it has the great advantage of being offered with the benefit of having NO ONWARD CHAIN.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Canopied Entrance Porch

Conservatory 11' 4" x 10' 6" (3.45m x 3.20m)
Radiator.

Dining Room 11' 10" x 10' 2" (3.60m x 3.10m)
Walk-in storage cupboard under stairs, recessed ceiling spotlights and radiator.

Spacious Sitting Room 19' 0" x 11' 4" max (5.79m x 3.45m max) narrowing to 9' 10" (2.99m)
Ornate fireplace with open grate, tiled interior and hearth, walk-in storage cupboard, range of fitted bookshelves, display shelves, storage cupboards and radiator.

L-Shaped Kitchen/Breakfast Room 11' 10" x 9' 3" (3.60m x 2.82m) and 8' 1" x 6' 10" (2.46m x 2.08m)
Stainless steel sink and drainer inset in woodgrain effect worktops with cupboards, plumbing for washer and plumbing for slim line dishwasher below, 4 ring gas hob and split level cooker comprising electric oven and grill, wall cupboards, further base unit with solid wood worktop, feature leaded light stained glass window, part tiled walls, connecting door from garage, Worcester wall mounted gas central heating boiler and staircase to first floor.

Bathroom 11' 7" x 5' 11" (3.53m x 1.80m)
Panelled bath with mains mixer shower unit over and glazed shower screen, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Part tiled walls, recessed ceiling spotlights and heated chrome towel rail/radiator.

FIRST FLOOR

Small Landing 5' 7" x 5' 3" (1.70m x 1.60m)
Corniced ceiling and painted timber floorboards.

Bedroom 1 13' 11" x 12' 1" (4.24m x 3.68m)
Radiator, painted timber floorboards, built-in wardrobe, wash hand basin and WC.

Bedroom 2 10' 8" x 10' 3" (3.25m x 3.12m)
Radiator, corniced ceiling, painted timber floorboards and double door fitted wardrobe.

OUTSIDE

Access to the property is via Minshull Court and leads to a car parking space and: -

Small Garage/Store 12' 8" x 10' 2" (3.86m x 3.10m)
Light and power.

Delightful, enclosed wrap around garden, screened by mature trees, bushes and shrubs, outside lights, gravelled pathway and herringbone brick patio/main entrance with gate from driveway.

Services

Mains water, gas, electricity and drainage.

Central Heating

Worcester gas fired boiler supplying radiators and hot water.

Tenure

Leasehold.

999 Years from 7th April 1982 (therefore 957 years left to run from 7th April 2024) at an annual rent of £160.00, payable quarterly.

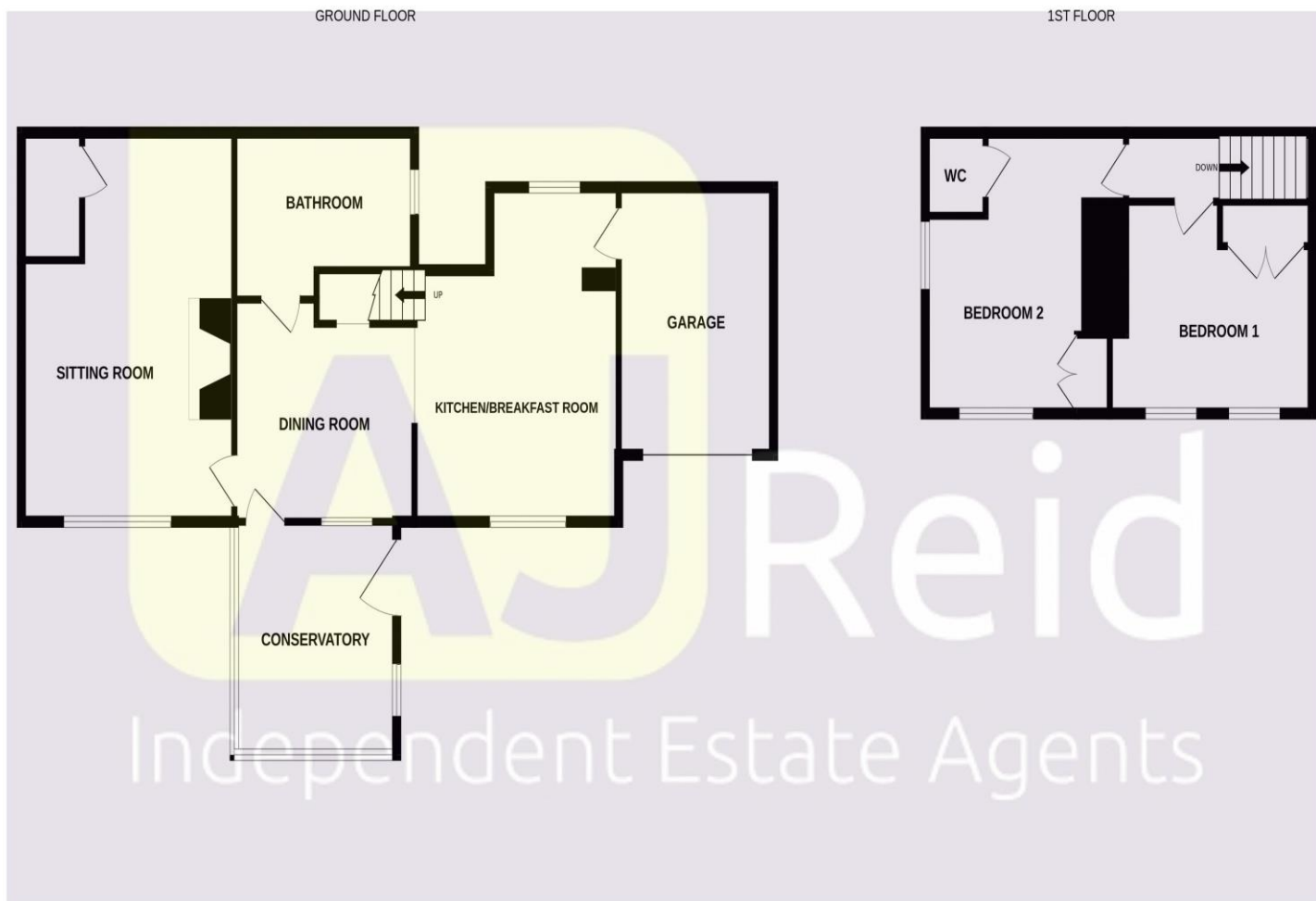
****A COPY OF THE LEASE IS AVAILABLE ON REQUEST****

Council Tax

Shropshire Council - Tax Band B.

Agents Note

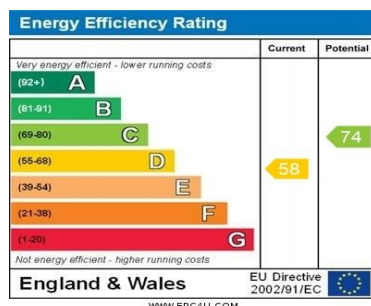
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions: From High Street Whitchurch, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout down Castle Hill, which follows into Watergate Street and up to Doddington. Follow the road up the hill, turn left into Bridgewater Street and at the bottom of the hill turn left into Minshull Way and the property is located on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

