



Mature End Terraced House

2 Double Bedrooms

Refitted Kitchen/Diner

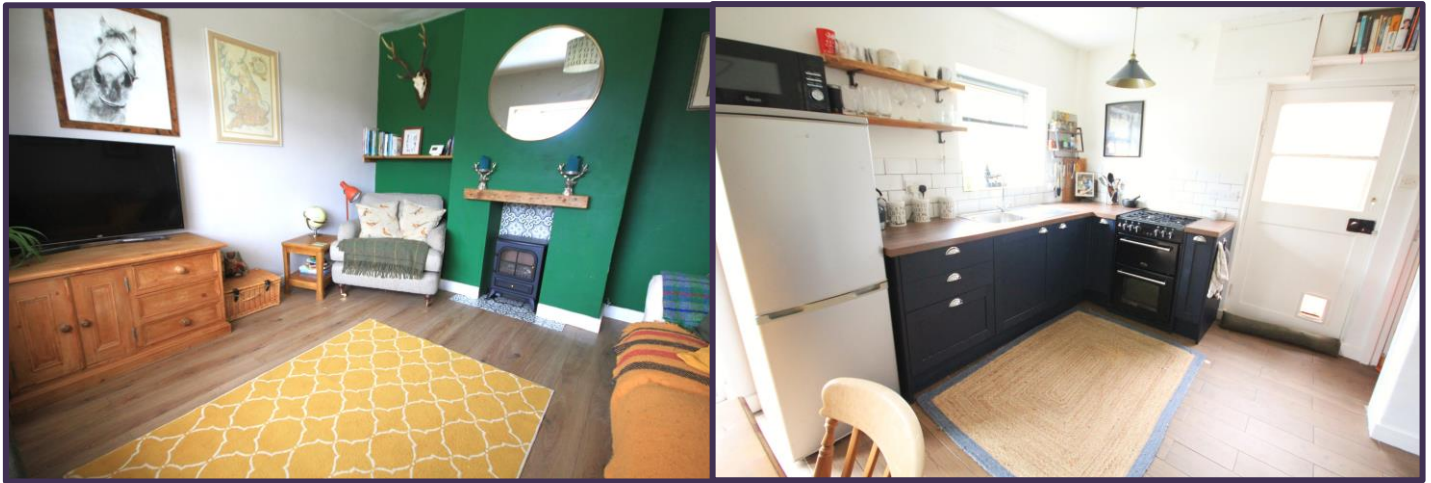
Refitted Bathroom

Large Rear Garden

New Gas Central Heating Boiler 2021

86 Smallbrook Road
Whitchurch SY13 1BX

Offers in the Region Of £160,000



Older ex-council houses tend to be fairly sturdy and as the saying goes "They don't make 'em like this anymore".

This version is an end of terrace and since the existing owners bought it in 2021, they have spent a great deal of time and effort in modernising and improving it.

The list of improvements includes the installation of gas central heating, creating a full width, refitted kitchen/diner, refitting of the bathroom, re-decorating, exposing the upstairs timber floorboards in both bedrooms and adding a productive vegetable patch to the generous rear garden.

It is likely to appeal to all manner of people including first time buyers, young couples, retirees and investors.

The much-improved accommodation includes a comfortable sitting room with bay window and the enlarged, full width, refitted kitchen/diner has french double doors leading straight into the rear garden. Upstairs, both bedrooms may safely be described as 'doubles' and the bathroom has also been recently refitted.

Externally, the house is screened by from the road by a mature hedge and a dee front garden. The rear garden has lawns on 2 levels and enjoys a private aspect.

Location-wise, it is conveniently situated, less than a mile from the centre of town and is within a stone's throw of the bus stop, ideal for when you don't feel like walking into town. Those travelling by car will appreciate swift access to the bypass for nearby towns in Shropshire, Cheshire and North Wales.

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

Storm Porch

Entrance Hall 10' 2" x 3' 4" (3.10m x 1.02m)

Staircase to first floor with storage cupboard below, radiator and uPVC double glazed front door.

Sitting Room 11' 11" max x 11' 1" (3.63m max x 3.38m)

Front facing bay window, fireplace (blocked off) with tiled interior and hearth, laminate flooring and radiator.

Refitted Kitchen/Diner 17' 10" x 10' 2" (5.43m x 3.10m)

Stainless steel sink and drainer inset in worktop with drawers and cupboards below, free-standing Belling cooker with 4 gas rings and electric ovens and grill below, further free-standing matching base units, built-in pantry, woodgrain effect ceramic tiled floor, french double doors leading to rear garden, fireplace (blocked off) and contemporary radiator.

FIRST FLOOR

Landing

Loft access hatch and built-in airing cupboard.

Bedroom 1 14' 6" x 10' 2" (4.42m x 3.10m)

narrowing to 9' 0" (2.74m) Exposed timber floorboards, radiator and double-door built-in wardrobe, fireplace with tiled hearth.

Bedroom 2 10' 9" x 10' 3" (3.27m x 3.12m)

Exposed timber floorboards and radiator.

Refitted Bathroom 6' 11" x 5' 1" (2.11m x 1.55m)

White suite comprising panelled bath with mains mixer shower unit over and glazed shower screen, pedestal wash hand basin and close coupled WC. Heated towel rail.

OUTSIDE

Lawned front garden with well stocked rose and shrub borders.

Concrete path leading to the front door.

Lower lawned rear garden with well stocked flower and rose bed, screened by mature bushes. Steps lead to the upper lawned garden area with conifers, shrubs and productive vegetable patch.

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

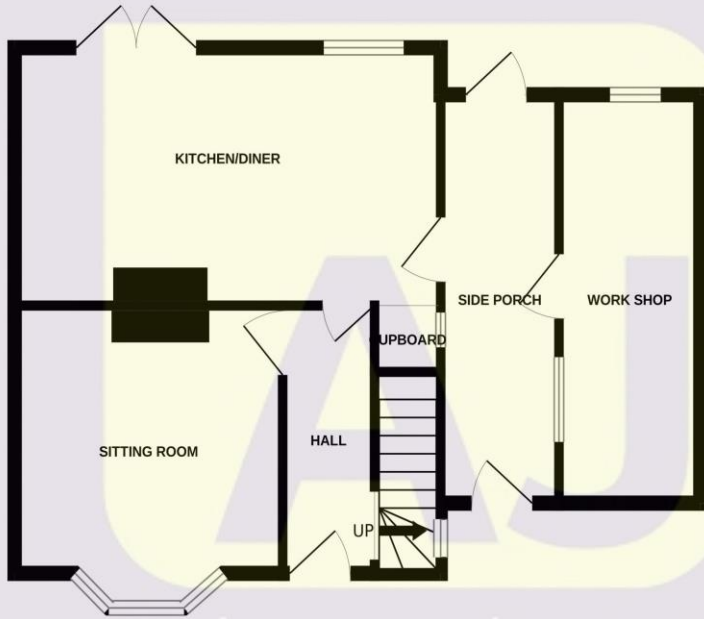
Shropshire Council - Tax Band A.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

GROUND FLOOR

1ST FLOOR



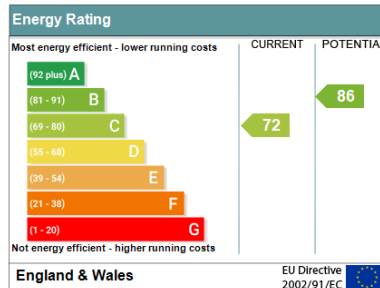
AJ Reid
Independent Estate Agents

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, at the mini roundabout by St Alkmunds church turn left into Yardington and at the next mini roundabout take the second exit into Sherrymill Hill. Follow the road down into Smallbrook Road and the house 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.

Address: 86 Smallbrook Road, Whitchurch, SY13 1BX
RRN: 0360-2501-4020-2624-3165



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