



**EXTENDED End Terraced House in block of 4**

**3 Bedrooms & 2 Shower Rooms**

**NO ONWARD CHAIN**

**Not Overlooked**

**Backs Onto Queensway Playing Fields & Pool**

**Scope For Further Improvement/Modernisation**

**100 Queensway  
Whitchurch SY13 1HG**

**Offers in the Region Of £190,000**



**When selling a property, one of our top tips is to tell our clients to make sure that it is spotlessly neat, clean and tidy.**

**In this case they did not need such a prompt as they had already done just that!**

**A good, solid built family home (it is in need of modernisation and improvement to realise its full potential) but you can comfortably live in it as the same time as updating it.**

**Not only that, but it is also probably one of the best placed properties on Queensway, in that it faces a lawned amenity area (and is thus not overlooked), whilst backing directly onto Queensway playing fields with views over the pond; a bit like an extension of your own garden - delightful!**

**It has the great advantage of being offered with NO ONWARD CHAIN and offers genuine family sized accommodation including 2 separate downstairs reception rooms and 3 good sized bedrooms upstairs, all having wardrobes. The house boasts 2 shower rooms, whilst outside it has its own driveway and the rear garden (with those lovely views) is enclosed for the safety of children and pets.**

**The house is well placed for access into Whitchurch with its wide variety of shops, restaurants, pubs, doctors, dentists, sporting amenities, schools, cottage hospital and a railway station.**

***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** 13' 7" x 5' 8" (4.14m x 1.73m)  
narrowing to 2' 8" (0.81m) Radiator and staircase to first floor with storage cupboards below.

**Cloakroom** 5' 5" x 2' 7" (1.65m x 0.79m)  
Low level WC.

**Lounge** 13' 6" x 12' 11" (4.11m x 3.93m)  
Fireplace with gas fire and having marble interior and hearth, dado rail and corniced ceiling.

**Dining Room** 18' 11" x 8' 5" (5.76m x 2.56m)  
Double glazed sliding patio doors leading to rear garden, radiator and corner cupboard housing the Glow Worm gas central heating boiler.

**Kitchen** 18' 0" x 7' 7" (5.48m x 2.31m)  
Stainless steel sink and drainer inset in worktop with cupboards below, further base units and wall cupboards, part tiled walls, radiator, free-standing gas cooker with extractor hood above, electric convector heater and archway leading to: -

**Utility Area** 6' 11" x 4' 10" (2.11m x 1.47m)  
Base unit, wall cupboards, vent for tumble dryer and plumbing for dishwasher and washing machine.

**Shower Room** 4' 9" x 3' 4" (1.45m x 1.02m)  
Shower tray, electric shower unit, shower rail and curtain, wash hand basin and fully tiled walls.

**Study/Enclosed Side Porch**  
External door to driveway and full height storage cupboards.

## FIRST FLOOR

**L-Shaped Landing**  
Loft access hatch and airing cupboard with lagged hot water cylinder.

**Bedroom 1** 12' 3" x 9' 11" (3.73m x 3.02m)  
narrowing to 8' 3" (2.51m) Fitted wardrobes, built-in wardrobes and radiator.

**Bedroom 2** 13' 1" x 8' 6" max (3.98m x 2.59m max)  
narrowing to 6' 7" (2.01m) Fitted wardrobes, chest of drawers, storage/display shelves and 2 radiators.

**Bedroom 3** 9' 3" x 8' 5" max (2.82m x 2.56m max)  
narrowing to 6' 7" (2.01m) Fitted wardrobes, dressing table and radiator.

**Shower Room** 6' 4" x 5' 6" (1.93m x 1.68m)  
Corner shower cubicle with electric shower unit, pedestal wash hand basin and close coupled WC. Fully tiled walls and radiator.

## OUTSIDE

Double wrought iron gates lead to the concrete driveway with enclosed parking space and picket fence.

Easily managed front garden with gravel bed.

Neatly tended enclosed rear garden laid to lawn and edged with bushes and shrubs. Low mesh fence with gate providing access onto the playing fields and enjoying views towards the pond. Paved patio and large metal storage shed.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Glow Worm gas fired boiler supplying radiators and hot water.

### Tenure

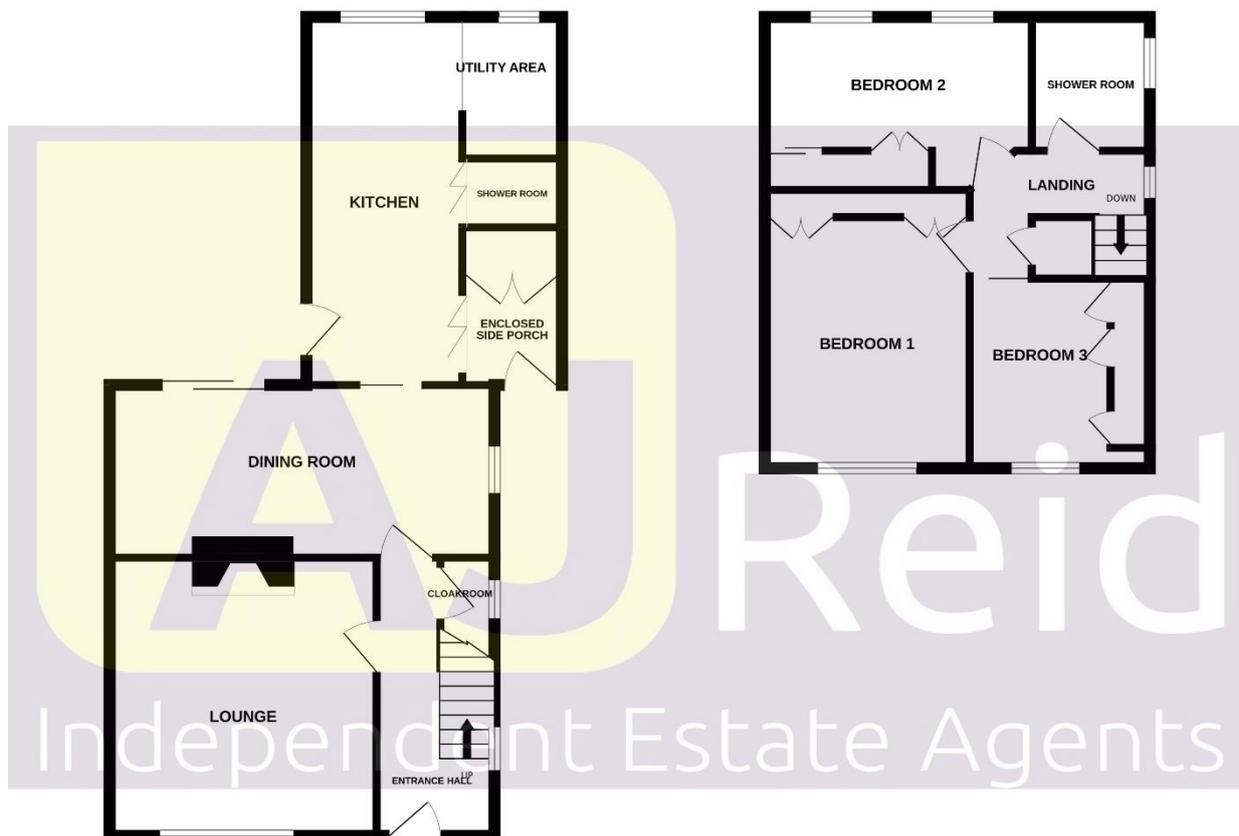
Freehold.

### Council Tax

Shropshire Council - Tax Band B.

### Agents Note

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

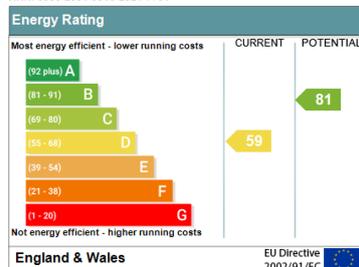


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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, proceed straight on at the mini roundabout into Bargates and at the large roundabout take the third exit onto London Road, proceeding through to Brownlow Street and at the traffic lights, straight on into Bridgewater Street. At the next mini roundabout turn left into Sedgford and then turn right into Queensway. The property is located on the right 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: 100 Queensway, WHITCHURCH, SY13 1HG  
RRN: 0390-2834-3340-2324-7701



**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.

