



**End Terraced Cottage With NO ONWARD CHAIN**

**2 Bedrooms**

**Garage & Off Road Parking**

**RENOVATION PROJECT - In Need Of Modernisation**

**Wide Side Garden**

**Semi-Rural Location**

**32 Grindley Brook**  
Whitchurch SY13 4QJ

**Offers in the Region Of £125,000**



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**Yes, this is another 'do-er upper' and is certainly not for the faint hearted!**

**For all that, this will be your chance to put your own stamp on this mature end terraced cottage, in order to realise its full potential. Of course, this is no bad thing; at least you end up with your own choice of kitchen, bathroom and decor.**

**It occupies a good-sized plot, with off-road parking and a 2 single garages. The wide side garden may offer scope for development, subject to planning consent and despite being located on a steady 'A' road, the cottage enjoys views over open fields in the distance and it is within a stone's throw of the Llangollen canal with delightful walks along the tow path, including a series of nearby staircase locks.**

**If you feel like it, you can pop over the road and enjoy a meal and/or a drink (or two) at The Horse and Jockey public house.**

**It lies just under 2 miles from Whitchurch with its associated shops, restaurants, doctors surgery, dentists and schools, whilst close proximity to the bypass provides swift travel to larger conurbations including Chester, Wrexham, Shrewsbury and Wolverhampton.**

**Whitchurch is also served by its own railway station.**

**This property 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

### Enclosed Side Porch

#### Hall

Staircase to first floor.

#### Sitting Room *13' 2" x 13' 0" (4.01m x 3.96m)*

Tiled fireplace, beamed ceiling and display shelves.

#### Kitchen *11' 8" x 8' 1" min (3.55m x 2.46m min)*

Stainless steel sink unit, base units and wall cupboards.

#### Bathroom *6' 11" x 6' 0" (2.11m x 1.83m)*

Panelled bath with electric shower unit over, pedestal wash hand basin and low level WC. Extractor fan and cupboard.

## FIRST FLOOR

### Small Landing

#### Bedroom 1 *13' 2" x 12' 11" (4.01m x 3.93m)*

Airing cupboard with lagged hot water cylinder.

#### Bedroom 2 *9' 9" x 6' 10" (2.97m x 2.08m)*

## OUTSIDE

Access to property is via communal side path leading to the enclosed side porch.

Dropped kerb off A41 leads to 2 (dilapidated) garages and off-road parking within the wide rear garden with timber garden shed, bushes, shrubs, septic tank and brook.

Long, narrow and overgrown rear garden.

### Services

Mains water and electricity. Septic tank drainage.

### Tenure

Freehold.

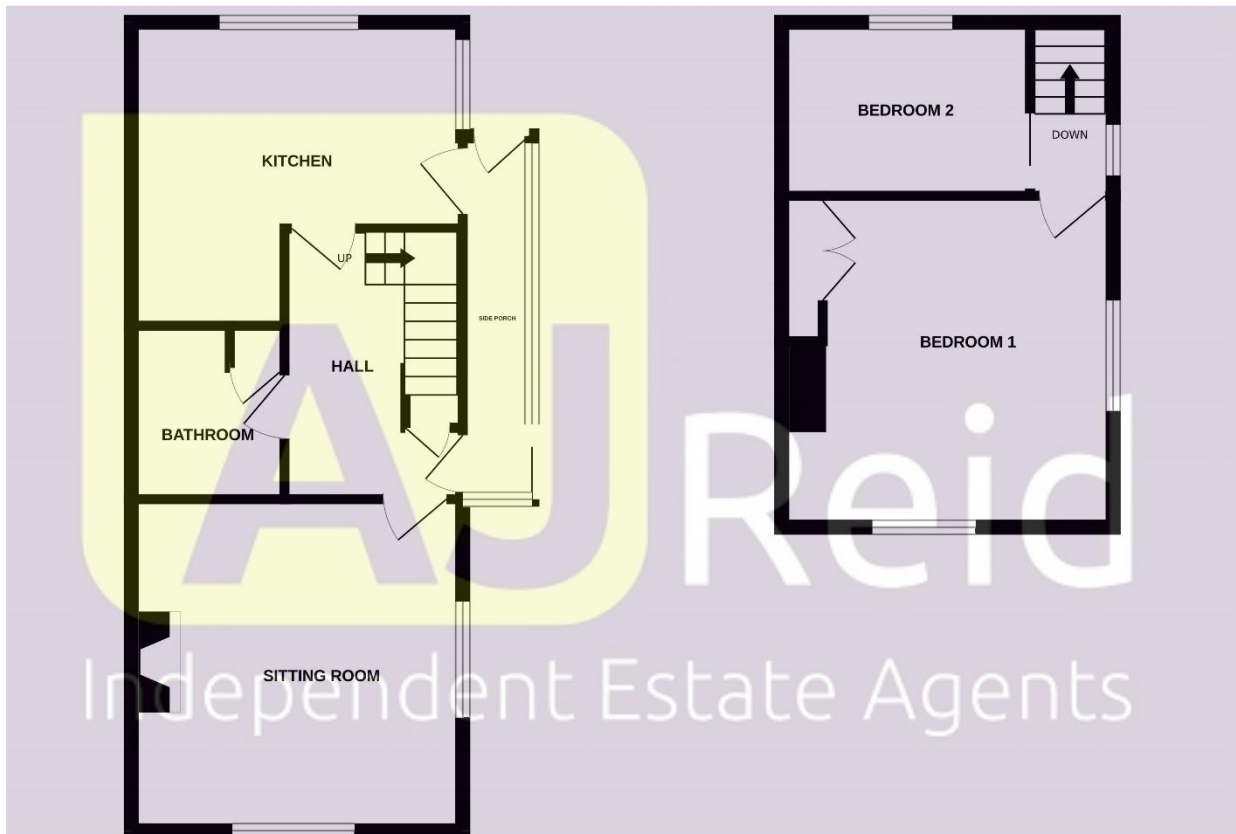
### Council Tax

Shropshire Council - Tax Band B.

### Agents Note

Check broadband speed and mobile phone signal on: -

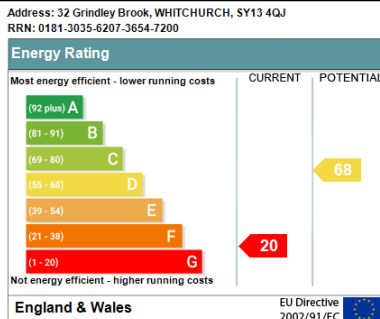
*Mobile and Broadband checker - Ofcom*



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 Whitchurch, follow A41 in a northerly direction, signposted for Chester. Drive through Grindley Brook, passing the Essar petrol station (on the right) and the property is located after a short distance on the right hand side, opposite the bus stop.

**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.

