

**FOR SALE**

Offers in the region of £375,000

Applegarth 77 Belton Road, Whitchurch, Shropshire, SY13 1JB

Applegarth is a wonderful detached spacious home that has been extended to provide an annexe. The property is being sold with NO CHAIN. The property comprises entrance hall, family room, sitting room, breakfast kitchen, four bedrooms and bathroom. The annexe comprises a dining room/ lounge, bedroom/study and shower room. There are landscaped gardens and a courtyard seating area. The property has gas fired heating and double glazed windows.



Whitchurch 0.5 miles, Nantwich 12 miles, Shrewsbury 20 miles, Chester 20 miles
(all mileages are approximate)



- Charming Detached Home
- No Upward Chain
- Annexe Accommodation
- 5 Bedrooms, 2 Bathrooms
- Drive & Parking for 3 Cars
- Landscaped Gardens

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. The railway station is only 1.5 miles away and there is good access to local walks on the doorstep.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be selling Applegarth by private treaty.

The property was built in 1935 and has only ever had two owners. The property was re wired in 2015 and had a new gas boiler in 2022. There are double doors to the front that open into a storm porch with a tiled floor and door into the entrance hall where there is an understairs store cupboard. The sitting room is to the front with an open fire and bay windows with views over the gardens and land across the lane. There is a family room with quarry tiled floor and windows to the side garden. The property has a spacious modern breakfast kitchen with wide range of cupboards, worktop surfaces and drainer sink unit. There is a window to the side overlooking the courtyard. The kitchen also has an electric ceramic hob and built in oven and microwave. There is space for an under counter fridge, plumbing for a washing machine and door to a very useful pantry. There is a side entrance door to the courtyard and there is a gas fired boiler concealed in one of the base cupboards.

To the ground floor there are two double bedrooms, one with bay window. The main bathroom comprises of a modern shower, W.C. and wash hand basin. Stairs ascend from the hall to the first floor where there are two further double bedrooms.

Annexe

There is a door that leads from the kitchen to the dinning room/ lounge of the annexe with windows and view over the side and front garden, double bedroom/ study to the rear with windows with views over the land and there is also a shower room with shower enclosure, W.C and wash hand basin.



3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



Outside & Gardens

The property is located towards the top end of Belton Road and has a drive suitable for three cars. The drive continues to a garage with an attached workshop. There are landscaped gardens to the front and side with lawns and flower borders. To the rear is an enclosed courtyard and patio area and to the side is a timber framed greenhouse that will require some repairs.

Directions

From the centre of Whitchurch drive out on Wrexham Road and after about ½ a mile turn left into Belton Road. Continue up Belton Road and the house is on the left at the top after the road narrows.

What 3 Words

///universally.maple.jots

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Council Tax - Shropshire

The current Council Tax Band is 'D' on the Shropshire Council Register.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

FOR SALE

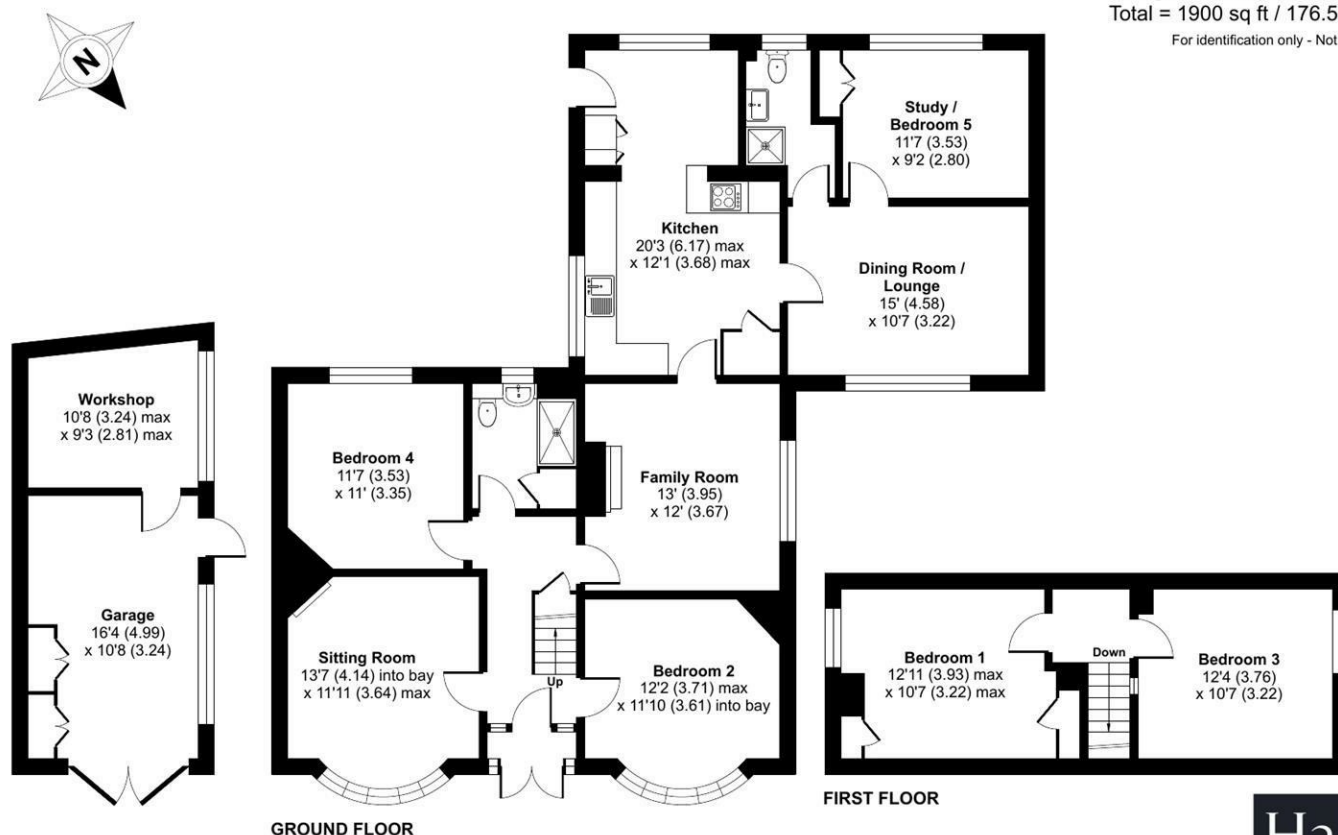
Applegarth 77 Belton Road, Whitchurch, Shropshire, SY13 1JB

Approximate Area = 1629 sq ft / 151.3 sq m

Garage = 271 sq ft / 25.2 sq m

Total = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



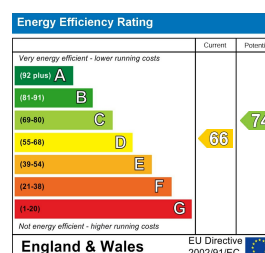
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

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