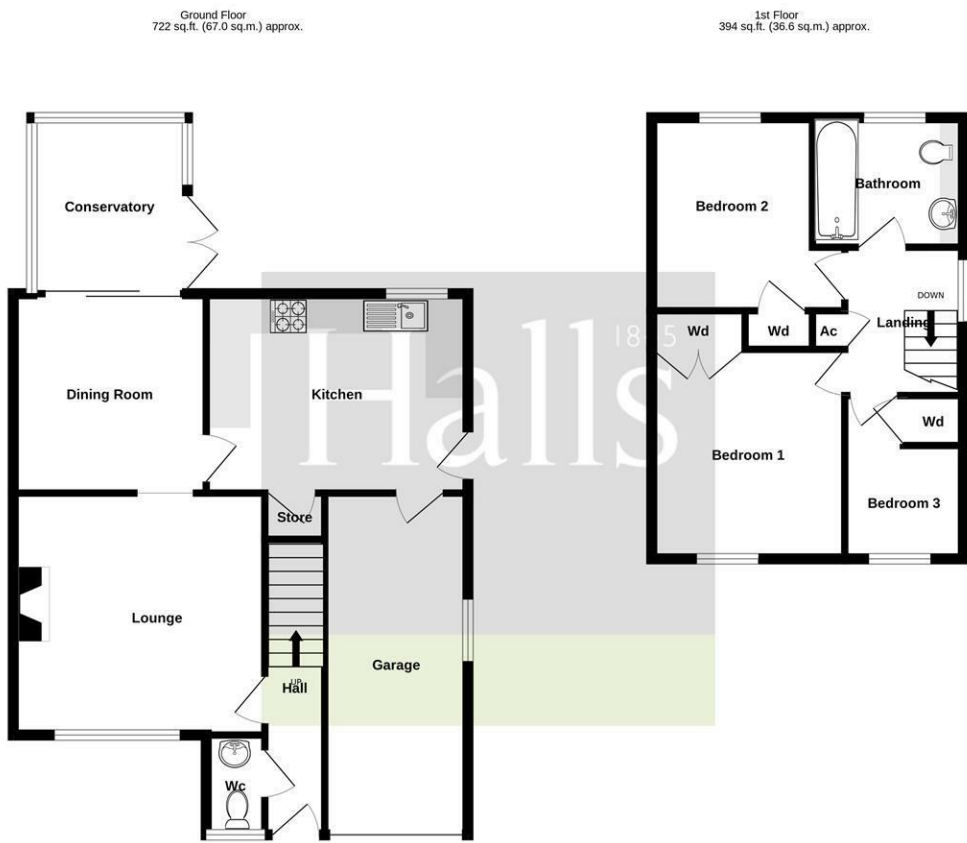


FOR SALE

26 Churton Drive, Whitchurch, Shropshire, SY13 1TP



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.
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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FOR SALE

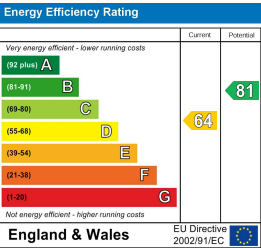
Offers in the region of £279,995

26 Churton Drive, Whitchurch, Shropshire, SY13 1TP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



This immaculate detached family home is located in a popular area of Whitchurch off Edward German Drive. The property briefly comprises entrance hall, cloakroom with W.C, living room, dining room, conservatory and kitchen. To the 1st floor are 3 bedrooms and modern bathroom suite. There are gardens to the front and rear, parking and a single garage.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



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Whitchurch Town Centre 0.5 miles, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Immaculate Detached Family House
- Top of the Cul - De - Sac Location
- Hall with Cloakroom, Lounge
- Dining Room, Conservatory
- Kitchen, 3 Bedrooms. D.G Windows
- Modern Family Bathroom
- Landscaped Gardens
- Garage & Drive, Gas C.H

Location
The property is situated at the top of the cul de sac of Churton Drive which is located off Edward German Drive. There is a local junior school close by and the St Johns Talbot secondary school is within wallking distance. Whitchurch Town Centre is about 0/5 miles away and there is excellent local shopping, schooling, recreational and leisure facilities on tap. The new Whitchurch Leisure Centre with indoor pool is currently being built and should be open in 2025. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Brief Description
This well maintained property is situated in a popular residential area of Whitchurch and briefly comprises entrance hall, cloaks with W.C, living room, dining room and conservatory. There is a good sized kitchen with side door and internal door into the garage. The 1st floor has 3 bedrooms and a wonderful and recently installed modern bathroom suite.

There is ample parking to the front of the house, single garage and enclosed landscaped rear gardens.

Accommodation Comprises
Front door opens into the entrance hall where there is

Cloakroom
Suite comprising low flush W.C, wash hand basin and double glazed window.

Living Room
13'6 x 13' (4.11m x 3.96m)
Feature fireplace with living flame gas fire. There is a large double glazed window to the front and opening through to the

Dining Room
10'8 x 10'4 (3.25m x 3.15m)
Wood effect flooring, radiator and door through to the

Conservatory
9'5 x 8'4 (2.87m x 2.54m)
Double glazed windows and double doors to the gardens, power and lighting.

Kitchen
14' x 10'8 (4.27m x 3.25m)
Wide range of base and wall mounted units. extensive worktop surfaces, drainer sink unit, 4 ring gas hob with electric oven beneath. There is space and plumbing for washing machine, and space for under counter fridge. Door to understairs store cupboard and door to the side of the house. There is a double glazed window overlooking the garden and an internal door to the garage.

1st Floor Landing
Stairs ascend from the hall and ascend to the 1st floor landing where there is a window to the side and door to airing cupboard with gas boiler and slatted linen shelving.

Bedroom One (front)
11'9 x 9'7 (3.58m x 2.92m)
Double glazed window with pleasant street view, radiator and double doors to wardrobe.

Bedroom Two (rear)
10'4 x 8'6 (3.15m x 2.59m)
Double glazed windows overlooking the rear garden, radiator and door to wardrobe.

Bedroom Three (front)
8'8 x 6'8 (2.64m x 2.03m)
Double glazed window to the front with pleasant street view, radiator and built in cupboard.

Family Bathroom
Modern white suite comprising panelled bath with shower above, low flush W.C and wash hand basin. There are tiled walls, towel radiator, inset spot lights to the ceiling and double glazed window.

Outside
The property is accessed of Churton Drive to a front drive suitable for at least 3 cars. The drive continues to the garage. There is a useful side storage area for bins etc and there is a gate and path that leads down the side of the garage to the enclosed rear garden. The garden comprises lawns, flower borders, paved path and paved seating area with pergola and sun shade above.

Garage
18'1 x 7'6 (5.51m x 2.29m)
Electric power door, window to the side light point and power sockets and door into the kitchen.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1513 020724 (Draft Details)

Directions
From the centre of Whitchurch of drive out on Newport Road and take the 1st left into Edward German Drive. Follow this for about 400 metres and turn left into Churton Drive and the property is located at the top of the cul de sac.

What 3 Words: troubled.grounding.quaking

Council Tax - Shropshire
The current Council Tax Band is 'D'. For clarification please contact Shropshire Council on 0345 6789002.

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