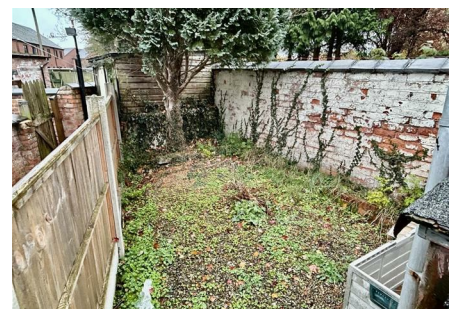


**FOR SALE**

Offers in the region of £165,000

22 Wrexham Road, Whitchurch, SY13 1HP

This mature Victorian end-terraced home is being sold with NO CHAIN. The property briefly comprises entrance hall, lounge / diner, kitchen and shower room. To the first floor are three bedrooms and a bathroom. The property has central heating and double glazed windows. To the rear of the property is a courtyard and rear garden.



Whitchurch Town Centre 600 metres, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Mature End-Terraced Home
- No Upward Chain
- Close to Town Centre
- Hall, Lounge / Diner
- Kitchen, Three Bedrooms
- Two Bathrooms & Garden

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. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away. The property has the benefit of being close by to the wonderful Jubilee Park which offers a large open park with neatly kept flower beds and grassed areas. There is a children's play area, a bandstand and a number of picnic benches. The Staggs Brook stretches from Jubilee Park to the canal spur at Chemistry and is a haven for wildlife.

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 22 Wrexham Road by private treaty.

The accommodation comprises a front door that opens into an entrance hall with a feature tiled floor. There is a door that opens into the living room with a fireplace and walk in bay window to the front. There is an opening through to the dining room which has storage cupboards and window to the rear. Off the dining room is a small inner hall with an under stairs cupboard and doorway through to the kitchen. The kitchen has a range of base and wall mounted units, work tops, drainer sink unit, gas hob and space and plumbing for a washing machine. There is a door from the kitchen into the rear yard and this gives access to the shower room which comprises a W.C, wash hand basin, shower, wall mounted gas fired boiler and a radiator.

Stairs ascend from the hall to the 1st floor landing where there is storage space and a cupboard above the stairs. There are three bedrooms and a bathroom to this floor. The property has double glazed windows and gas fired heating.

Outside & Gardens

The property is accessed from Wrexham Road where there is on street parking. To the front is a small area of garden. There is access down the side of the house to the enclosed rear yard. There is a timber framed shed and behind that is the garden area.

Directions

From Whitchurch drive out on Wrexham Road and the property is located on the left hand side marked by the Halls for sale sign.

What 3 Words

///price.crowbar.thumb



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1702 041125

Council Tax - Shropshire

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

Local Authority - Shropshire

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

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.

Services - All

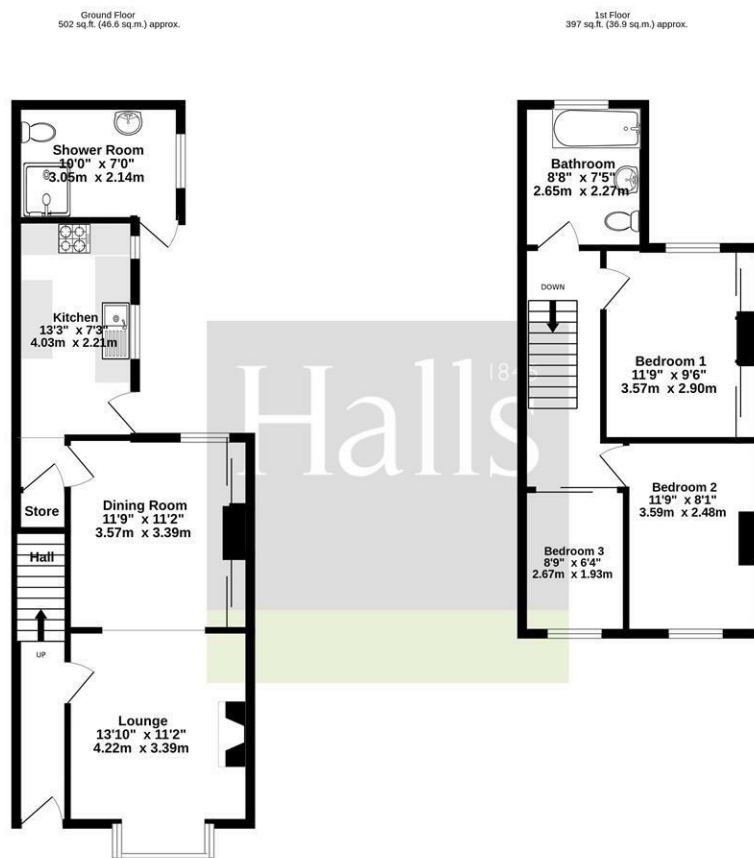
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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

FOR SALE

22 Wrexham Road, Whitchurch, SY13 1HP



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

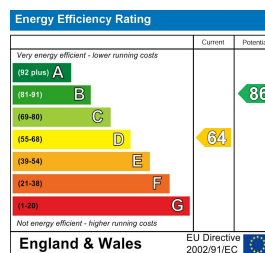
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix G2025

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 Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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