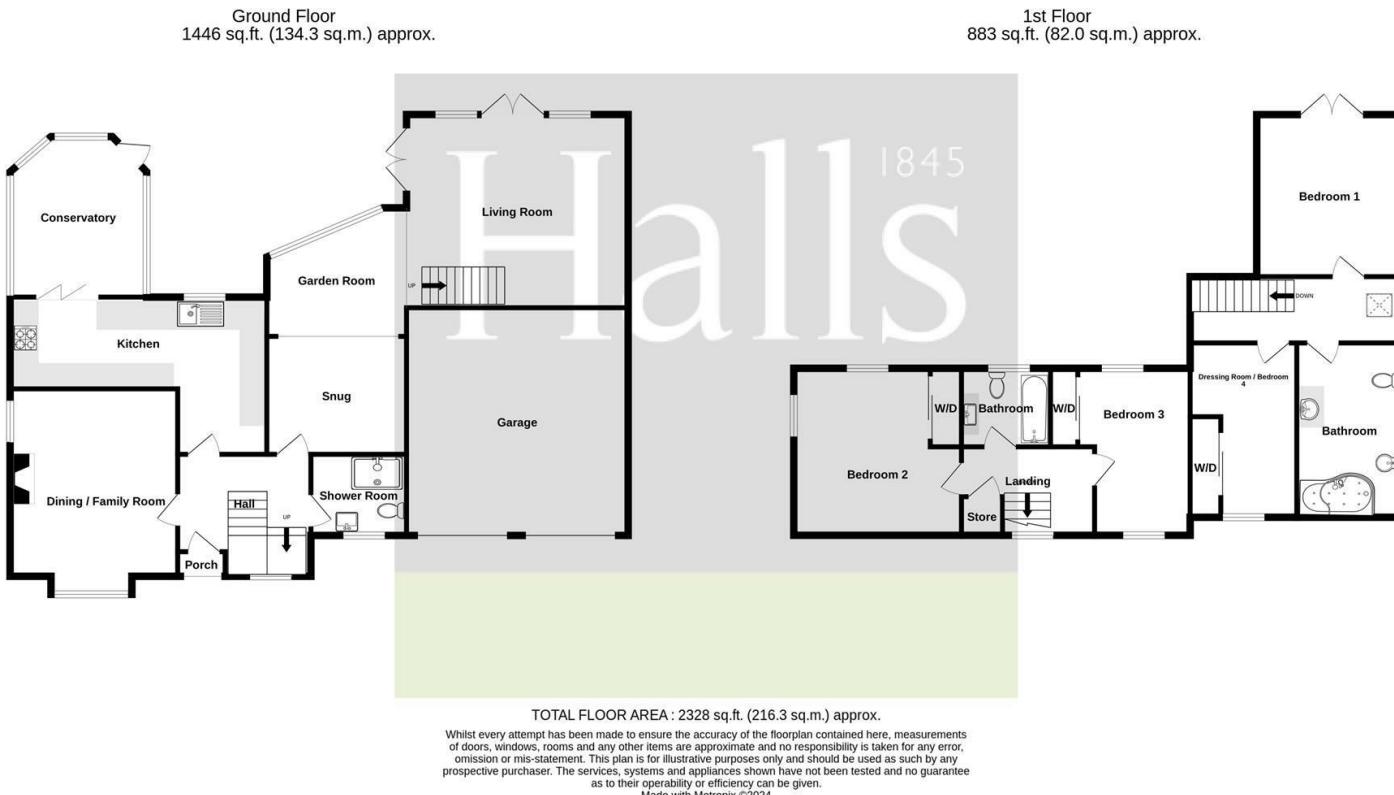


FOR SALE

Sweet Briars Sarn Road, Threapwood, Malpas, SY14 7AW

Halls<sup>1845</sup>



FOR SALE

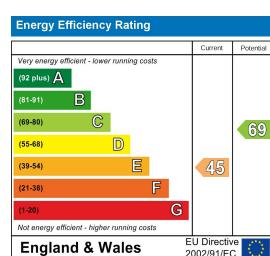
Offers in the region of £535,000

Sweet Briars Sarn Road, Threapwood, Malpas, SY14 7AW

**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



Sweet Briars is a wonderful detached family home that offers spacious and versatile accommodation. The property comprises reception hall, shower room, dining room, snug, garden room and large living room. There is a modern high spec kitchen with integrated appliances and off that is a conservatory. There are two staircases within the property. The main staircase gives access to the 1st floor which comprises of 2 bedrooms and a bathroom. The second staircase leads to the separate master bedroom suite with bedroom, bathroom and dressing room / 4th bedroom only. There are large gardens and a double garage.

Halls<sup>1845</sup>

01948 663230

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgr.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgr.com

01948 663230



Malpas 3 miles, Whitchurch 9 miles, Chester 15 miles, Tarporley 15 miles and Wrexham 9 miles. All distances are approximate.



3 Reception Room/s

3 Bedroom/s

3 Bath/Shower Room/s



- **Spacious Detached Family Home**
- **Village Location, Viewing Recommended**
- **Hall, Lounge, Snug, Garden Room**
- **Dining / Family Room, Conservatory**
- **Kitchen, Ground Floor Shower Room**
- **4 Bedrooms, 2 Bathrooms, Oil C.H**
- **Large Gardens, Summer House**
- **Parking for Many Cars, Double Garage**

#### Location

Sweet Briars is located in the village of Threapwood which is 3 miles from Malpas. Malpas is a picturesque English country village, recorded in the Doomsday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles. It has a good range of shops, pubs and restaurants and Bishops Heber is a popular secondary school situated on the outskirts of the village.

The property is only 22 miles from Crewe where there is a regular rail service to London Euston (from 1 hour 34 minutes) and Manchester Piccadilly (from 43 minutes).

There are well-regarded private schools in the region including King's and Queen's schools in Chester, Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School.

The City of Chester (13 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.

**Brief Description**  
This well presented detached family home offers spacious accommodation over two floors and has large gardens with a timber framed summer house at the bottom of the garden. The property has solid wooden strip flooring to the main reception rooms and bedrooms and ceramic tiled floor elsewhere. There is double glazing and oil fired heating throughout. The accommodation comprises reception hall, dining / family room, snug, garden room, large living room, high spec kitchen with integrated appliances and a conservatory. There is a guest cloakroom and shower room also to the ground floor. There are two staircases leading to the enclosed bedrooms and bathrooms.

#### Accommodation Comprises

Canopied front entrance porch and front door open into the

##### Reception Hall

with its tiled floor, radiator, under stairs cupboard and inset spot lights to the ceiling.

##### Cloaks & Shower Room

Modern suite comprising large walk in shower, low flush W.C, vanity unit with wash hand basin, floor and wall tiling, towel radiator and double glazed window.

##### Dining Room / Family Room

14'9 x 13'3 (4.50m x 4.04m)

Feature fireplace, windows to the front and side, radiator and inset spot lights to the ceiling.

##### Snug

11'3 x 9'3 (3.43m x 2.82m)

Feature decorative coving, inset spot lights and radiator.

##### Garden Room

11'3 x 10'3 max (3.43m x 3.12m max)

Windows to the rear garden and decorative recessed ceiling light.

##### Living Room

17'7 x 17'6 (5.36m x 5.33m)

Windows and doors to the gardens, inset spot lights and radiator.

Staircase ascends to master bedroom suite.

##### Kitchen

20'5 x 10' max (6.22m x 3.05m max)

Modern high spec kitchen with a wide range of base and wall mounted units, integrated fridge and freezer drawers, integrated dishwasher, Quartz worktops with inset drainer sink unit. There are windows overlooking the rear garden and bi fold doors to the conservatory. The kitchen has a tiled floor and inset spot lights to the ceiling.

##### Conservatory

12'8 x 11'5 (3.86m x 3.48m)

Double glazed windows and doors to the garden, power and light points and a tiled floor.

##### 1st Floor Landing

Stairs ascend from the living room to the landing where there is a double glazed sky light.

##### Master Bedroom

13'6 x 11'6 (4.11m x 3.51m)

Double glazed double doors to a Juliet balcony, there are also two double glazed skylights and a radiator.

#### Bathroom

13'8 x 8'7 (4.17m x 2.62m)

Luxury bathroom with large spa bath, low flush W.C, vanity unit with wash hand basin and a bidet. There is a towel radiator, inset spot lights and a double glazed window to the side.

#### Dressing Room / 4th Bedroom

13'8 x 8'5 (4.17m x 2.57m)

Double glazed window to the front, fitted wardrobes and radiator.

#### 2nd Landing

Stairs ascend from the reception hall to the 1st floor landing. There is a double glazed window to the front and large store cupboard.

#### Bedroom Two

13'4 x 13'3 (4.06m x 4.04m)

Double glazed windows to the side and rear, fitted wardrobes and a radiator.

#### Bedroom Three

13'3 x 11'2 max (4.04m x 3.40m max)

Windows to the front and rear of the property, fitted wardrobes and a radiator.

#### Bathroom

Modern white suite comprising panelled bath with soaker shower above, low flush W.C, wash hand basin and towel radiator. There is floor and wall tiling, inset spotlights and window to the rear.

#### Outside

The property is accessed off Sarn Road over a block paved drive and through a wooden 5 bar gate to a large drive suitable for many vehicles. The drive continues to the garage. There are 2 large front lawns and there is access down either side of the house to the rear garden. The large rear garden comprises block paved patio area, large lawns and at the bottom of the garden is a timber framed summer house, fruit trees and raised vegetable beds.

#### Double Garage

18' x 17'8 (5.49m x 5.38m)

There are 2 up and over doors power and lighting. The oil fired boiler and hot water cylinder are also situated within the garage.

#### Directions

From Whitchurch drive out on the A41 and at Grindley Brook turn left by the Horse & Jockey pub. Follow the road towards Malpas and once in Malpas turn left into Church Street (by monument). Follow the road for about 3 miles and turn left just past the shop into Chapel Lane and follow the road to the T Junction. Turn left and it is the 2nd property on the left hand side.

What 3 Words: chess.outs.earlobes

#### 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 WH1552 010425

#### Council Tax - Cheshire West

The property has a Council Tax Band of E. For further enquiries contact <https://www.cheshirewestandchester.gov.uk/residents/council-tax>

#### Services

We believe that mains water and electricity are available to the property. Drainage is to a septic tank and the the heating is via an oil fired boiler to radiators.

#### Tenure - Freehold

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

#### Anti-Money Laundering (AML)

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.