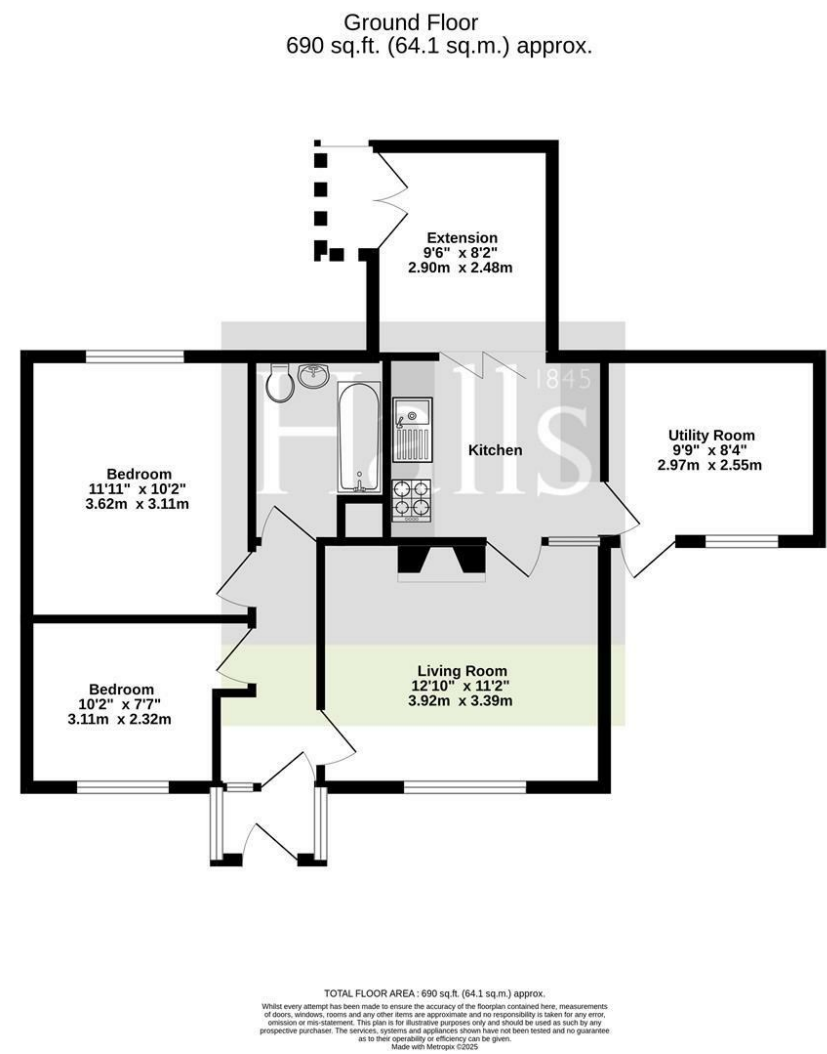


FOR SALE

30 Western Avenue, Whittington, SY11 4BP

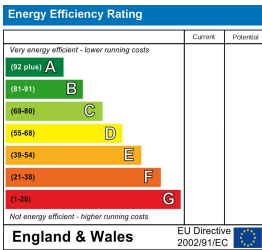


30 Western Avenue, Whittington, SY11 4BP

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



A two-bedroom semi-detached bungalow offering excellent scope for comprehensive modernisation and improvement whilst benefitting from flexible living accommodation and generous gardens, peacefully situated in a quiet cul-de-sac within the popular village of Whittington.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (2.5 miles), Ellesmere (5 miles), Wrexham (10 miles) Shrewsbury (20 miles),

(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Bungalow
- Requiring modernisation and improvement
- Generous Gardens
- Cul-De-Sac Setting
- Popular Village Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 30 Western Avenue in Whittington for sale by private treaty.

30 Western Avenue is a mature two-bedroom semi-detached bungalow which provides around 700 sq ft of flexible, single-storey living accommodation offering excellent potential for comprehensive modernisation and improvement, whilst presently comprising an Entrance Porch, Inner Hallway, two Bedrooms, Shower Room, Living Room, extended Kitchen/Breakfast Room, and Utility Room.

The property is positioned within generous gardens which are larger than might be anticipated for a bungalow of this nature and again offer opportunity for landscaping according to a buyer's preference. At present, the property is accessed onto a paved parking area situated to the side of the property, with the rear gardens having been predominately paved and accompanied by a number of timber sheds and storage buildings.

The property is offered for sale with the benefit of no onward chain.

SITUATION

30 Western Avenue sits at the culmination of a small cul-de-sac within the village of Whittington, which boasts a respectable range of amenities for its size, including public houses, Church, School, and the locally renowned Castle, whilst retaining a convenient proximity to the nearby towns of Oswestry and Ellesmere, both of which provide a more comprehensive range of facilities. The A5 is easily accessible and offers excellent transport links to the wider area, with the county centre of Shrewsbury and Wrexham both close at hand.

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Oswestry and, when reaching a T junction next to The Boot public house in Whittington, turn left; turning right shortly after to remain on the A495. After around 0.3 miles, a left hand turn leads on to Western Avenue where, immediately after, a right hand turn leads into the cul-de-sac containing number 30, which can be identified by a Halls "For Sale" board.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Whittington C of E Primary, Derwen College, The Meadows, Lakelands Academy, The Marches, Ellesmere College, Moreton Hall, and Oswestry School.

THE PROPERTY

The property provides principal access via a useful Entrance Porch which leads into an Inner Hallway, from where doors provide access into two well-proportioned Bedrooms with windows, respectively, onto the front and rear elevations; and further into a Bathroom. Turning immediately right from the Entrance Hall, a door leads into a comfortably sized Living Room with window onto the front elevation and a further door which opens into a Kitchen/Breakfast Room which has ben partially extended to the rear to provide a seating area with double opening doors which exit onto the rear Gardens. The Kitchen features a further door which allows access to the side of the property into a Store/Utility Room.

OUTSIDE

The property is accessed off a quiet cul-de-sac through double-opening mid-height metal gates set within low-level brick walls, onto a paved parking area, this leading around the side of the property to the rear gardens, which are a notable feature of the bungalow and are larger than might be anticipated for a home of this nature. The Gardens offer excellent potential for landscaping and are, at present, predominately paved, alongside grassed areas and a range of timber storage sheds.

THE ACCOMMODATION COMPRISES:

Entrance Porch
Entrance Hall
Living Room 3.92m x 3.39m
Kitchen 2.9m x 2.48m
Utility Room 2.97m x 2.55m
Bedroom 3.62m x 3.11m
Bedroom 3.11m x 2.32m

W3W

///agreement.ankle.anode

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Council Tax Band 'A ' on the Shropshire County Council Register.

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.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.