

FOR SALE

32 Station Road, Whitchurch, Shropshire, SY13 1RE



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FOR SALE

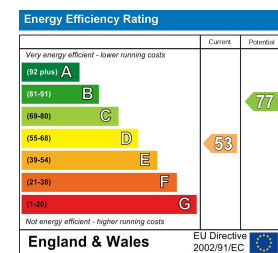
Offers In The Region Of £420,000

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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



01948 663 230

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



32 Station Road is a wonderful period family house that has been lovingly restored by the current owners. It retains many of its original features. The property has spacious accommodation over 3 floors including 3 reception rooms, kitchen, utility & W.C. To the 1st floor are 4 bedrooms and a luxury bathroom suite. To the 2nd floor is a large attic room and storage space. There are landscaped gardens and parking to the rear for 2 cars and a single garage.



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Whitchurch Town Centre 1/2 a mile, Nantwich 10 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Immaculate Period House
- Spacious Accommodation
- Period Features,
- Hall, Three Receptions
- Kitchen, Utility, Gas C.H
- 5 Bedrooms, 2 Bathroom
- Large Rear Garden
- Parking for 2 Cars, Garage
- Close to Town Centre
- Viewing Recommended

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. 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

The property briefly comprises entrance porch, reception hall, lounge, dining room, snug, kitchen, utility & cloaks. To the 1st floor is a spacious landing 4 bedrooms and a luxurious bathroom. To the 2nd floor is a large attic room and useful storage space.

The property has high ceilings with coving, picture rails and some stunning original period features including a stained glass front door, terrazzo tiled floors and fire places.

There are landscaped gardens to the front & rear of the property.

Accommodation Comprises

Upvc double glazed front door opens into the entrance porch. Stained glass door opens into the large entrance hall with feature terrazzo tiled floor, radiator and door to under stairs store.

Lounge

15'8 max x 13'8 (4.78m max x 4.17m)
Feature walk in bay with sash windows. Feature open fire place, high ceilings, picture rail and radiator.

Dining Room

13'8 x 12'7 (4.17m x 3.84m)
Feature fire place with cast iron stove, coving to ceiling, picture rail French doors to the patio and there is also a radiator.

Snug

13'9 max x 11'9 (4.19m max x 3.58m)
Feature fire place with cast iron stove, double glazed windows to the side, coving to ceiling and picture rail.

Kitchen

13'5 x 11'9 (4.09m x 3.58m)
Attractive modern kitchen with a wide range of base and wall mounted units. Composite work tops with tiled splash, stainless steel drainer sink and double glazed windows to the side. There is an integrated dishwasher, wine cooler and fridge freezer. There is a Neff Microwave Oven and Neff fan assisted oven and 4 ring ceramic hob.

Utility Room

12'1 max x 8'8 (3.68m max x 2.64m)
Range of fitted storage units including a 2nd integrated fridge. There is also space and plumbing for a washing machine and tumble dryer. There are windows and door to the rear gardens and a door to the

Cloakroom

Suite comprising low flush W.C and corner wash hand basin.

1st Floor Landing

Stairs ascend from the hall to a spacious landing.

Bedroom One (front)

16'1 max x 14' (4.90m max x 4.27m)
Feature walk in bay with sash windows. It also has a feature fire place, picture rail and coving to ceiling.

Bedroom Two (rear)

14' x 12'9 (4.27m x 3.89m)
Feature fire place, double glazed sash windows over looking the gardens, radiator and picture rail.

Bedroom Three (rear)

13'6 x 11'9 (4.11m x 3.58m)
There are 2 double glazed windows, radiator and feature fire place.

Bedroom Four (front)

7'9 x 7'6 (2.36m x 2.29m)
Windows to the front and radiator.

Bathroom

13'8 x 8'8 (4.17m x 2.64m)
Luxury white suite with free standing roll top bath, separate large walk in shower, wash hand basin and Low flush W.C. There are tiled floor and walls, linen store and double glazed windows.

2nd Floor Landing

Stairs ascend from the 1st floor landing to the 2nd floor landing with access to 2 storage cupboards.

Attic Room(front)

16'2 x 14'6 (4.93m x 4.42m)
High level double glazed window, radiator and exposed beams.

Outside

The property is accessed on foot off Station Road up a few steps to a low maintenance landscaped front garden with stepping stones to the front door and attractive plants and shrubs. There is a path leading down the side of the house to the rear paved patio and gardens.

There is a good sized patio area to the side of the house and a timber framed pergola with Wisteria leading to the rear garden which is laid to lawn and surrounded by mature hedging.

There is vehicular access off Station Road shared with school and this leads behind the houses to a parking area for 2 cars and there is also a single sectional garage.

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
WH1351 010923

Directions

From the centre of Whitchurch drive out on Station Road for about 400 metres and the property can be found on the right hand side opposite Trevanion's Auction House.

What 3 Words: grownup.universes.convert

Council Tax - Shropshire

The current Council Tax Band is 'D'. The cost for 2022 / 23 is £2,068.59. For clarification of these figures please contact Shropshire Council on 0345 6789002.

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.