

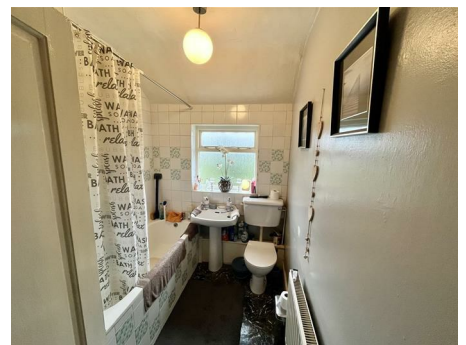


**FOR SALE**

Offers in the Region of £160,000

5 Sherry Mill Hill, Whitchurch, SY13 1BN

A charming mid terraced cottage that requires some cosmetic modernisation. The property is ideal for an investor or first-time buyer. The accommodation comprises living room, dining room, kitchen, 2 bedrooms and bathroom. The house has gas central heating and views over Jubilee Park. To the rear is a courtyard benefitting from astroturf and raised flower beds. The property is being sold with no onward chain!



# FOR SALE

Whitchurch Town Centre 1/4 of a mile, Chester & Shrewsbury 20 miles, Nantwich 12 miles and Wrexham 10 miles. All distances are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s

- Mid Terraced House
- Gas Central Heating
- Two Bedrooms
- Close to Town Centre
- Views Over Jubilee Park
- Rear Courtyard

#### 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

A mid terraced house with gas central heating located within an easy access of Whitchurch town centre. The accommodation comprises living room, kitchen with views over Jubilee Park, two bedrooms and a bathroom and has the benefit of a rear courtyard.

#### ACCOMMODATION COMPRISES

Entrance door opening into hall, stairs to first floor landing and door to

#### LIVING ROOM

12'5 x 11'6 (max) (3.78m x 3.51m (max))

Window to front, fireplace, laminate flooring, radiator and storage cupboard.

#### KITCHEN

14'4 (max) x 8'7 (4.37m (max) x 2.62m)

Range of base and wall mounted units, single electric oven and four ring electric hob. There are two windows to the rear, vinyl flooring, radiator and door opening into the rear courtyard.

#### BEDROOM ONE

11 x 9'6 (3.35m x 2.90m)

Window to front, radiator and storage cupboard.

#### BEDROOM TWO

11'7 x 7'11 (3.53m x 2.41m)

Window to rear and wooden flooring.

#### BATHROOM

8'6 x 6 (2.59m x 1.83m)

White three piece suite comprising bath with shower over, pedestal wash hand basin, low level W/C, window to rear, radiator, vinyl flooring and tiled walls.

#### REAR COURTYARD

Low maintenance courtyard with astroturf area, raised flower beds and views over Jubilee park.

#### 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](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)

WH1428 281123 (Draft Details)

#### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'A'. For clarification of this, 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.

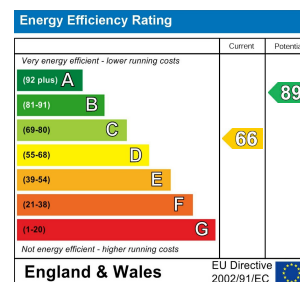
#### TENURE - FREEHOLD

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

**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

#### Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR

Email: [reception@hallsgb.com](mailto:reception@hallsgb.com)



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