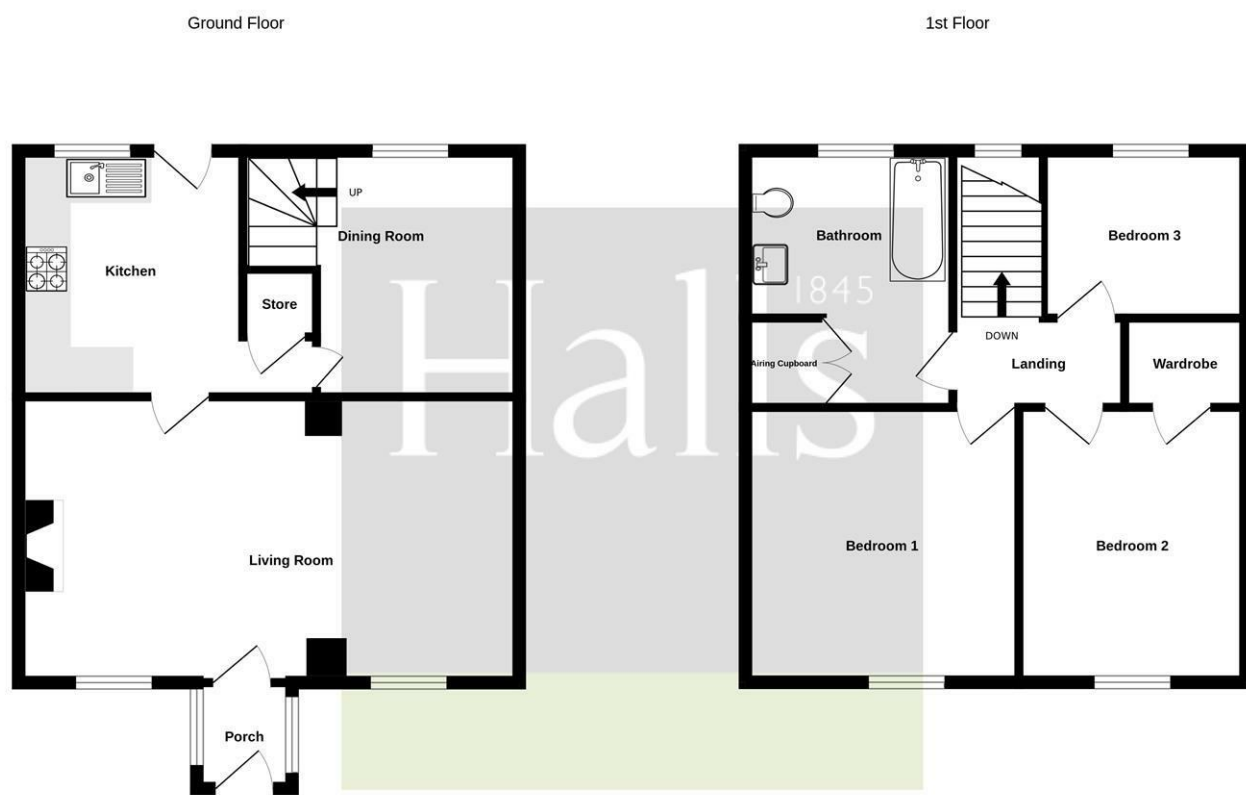


FOR SALE

9 Mill Cottage, Grindley Brook, Whitchurch, Shropshire, SY13 4QH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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FOR SALE

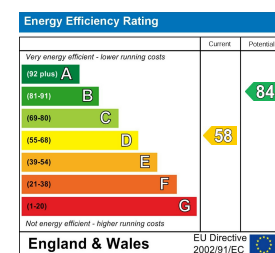
Offers In The Region Of £295,000

9 Mill Cottage, Grindley Brook, Whitchurch, Shropshire, SY13 4QH

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

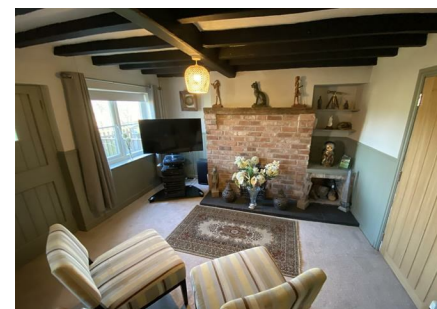


9 Mill Cottage is a charming end of terraced semi rural cottage. The property offers spacious accommodation, large gardens and parking for 4 cars. It has recently been improved and modernised by the sellers and is being sold with NO CHAIN. It briefly comprises porch, sitting room, lounge, dining room and kitchen. To the 1st floor are 3 bedrooms and a family bathroom. The cottage has double glazed windows and central heating. There are a range of outbuildings including garage, log store, large store and W.C.



01948 663 230

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



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Whitchurch 1 mile, Wrexham 10 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Modernised Cottage
- Sitting Room, Lounge, Dining Room
- Kitchen, 3 Bedrooms, Bathroom
- Large Gardens, Parking for 4 Cars
- Garage & Outbuildings
- Close to the Canal & Whitchurch
- No Upward Chain, Gas C.H
- D.G Windows, Exposed Beams

Accommodation Comprises

Door opens into the entrance porch with quarry tiled floor and a door into the

Sitting Area

12'6 x 10'7 (3.81m x 3.23m)

Feature fire place with open fire, exposed beams and window to the front. There is a small step up to the

Living Room

12'6 x 9'6 (3.81m x 2.90m)

Windows to the front and radiator.

The sitting area and living room jointly measures 21'7 x 12'6' (6.58m x 3.81m)

Kitchen

10'8 x 7'8 (3.25m x 2.34m)

Brand new kitchen with a range of base and wall mounted units, work top surfaces, drainer sink unit, integrated washing machine, fitted fridge and freezer. There are exposed beams, window and door to the rear and under stairs store cupboard.

Dining Room

10'6 x 9'6 (3.20m x 2.90m)

Window to the rear, radiator and stairs ascend to the

1st Floor Landing

Bedroom One (front)

12'3 x 10'5 (3.73m x 3.18m)

Double glazed window with views over the garden and fields beyond.

Bedroom Two (front)

12'6 x 9'6 (3.81m x 2.90m)

Double glazed window with views over the garden and fields beyond. Door to large walk in wardrobe.

Bedroom Three (rear)

9'5 x 7'1 (2.87m x 2.16m)

Window to the rear and radiator.

Family Bathroom

10'9 x 7'3 (3.28m x 2.21m)

White suite comprising enamelled bath with shower above and glazed shower screen, low flush W.C and wash hand basin. There is a radiator, double glazed windows and double doors to the airing cupboard.

Outside

The property is accessed from a shared drive to the side of 5 Mill Cottages and then continues behind the properties to the parking area and garage. To the front is a large terraced cottage style front garden with path leading to a gate down to the road.

To the rear of the house is a small yard and access into the outbuildings. Beyond these is the spacious rear garden with paved sitting area, lawns and flower borders and a pleasant outlook over the canal.

Garage

15'4 x 8'4 (4.67m x 2.54m)

Up & Over Door, power and lighting. There is a small workshop area and side door to the yard.

Outbuildings

The outbuildings comprise log store, outside W.C and store shed.

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 WH1445 160324

Directions

From the centre of Whitchurch drive on the Chester road and when you come to the roundabout go straight over and follow the road for about 400 metres and turn left by signposted for the caravan and camping. Turn right crossing the lane leading to the canal to the parking area.

What 3 Words: fall.neckline.blindfold

Brief Description

The accommodation comprises entrance porch, large lounge with additional sitting area and open fire. There is a brand new kitchen with fitted and integrated & fitted appliances and adjacent is a dining room. To the 1st floor are 2 double bedrooms and a good sized single bedroom and a spacious family bathroom. The cottage has large gardens to the front and rear, parking for 4 cars and outbuildings including a garage.

The property has had new solid oak internal doors and it also benefits from double glazed windows and gas fired central heating.

Location

The property is located on the edge of Whitchurch at Grindley Brook where this is a popular local pub, petrol station with local shop and a lock side cafe by the Llangollen Canal. The town centre of Whitchurch is about 1 mile away 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.