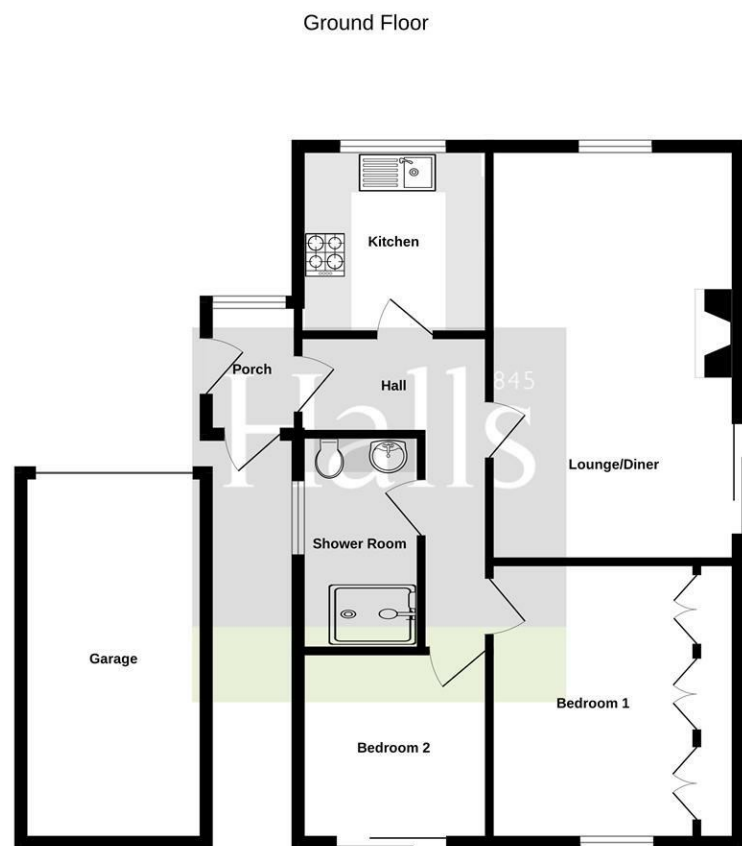


FOR SALE

7 Edward German Drive, Whitchurch, Shropshire, SY13 1TL



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 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 is given to their operability or efficiency can be given.
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FOR SALE

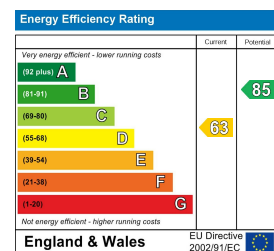
Offers In The Region Of £279,995

7 Edward German Drive, Whitchurch, Shropshire, SY13 1TL

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



Modern spacious detached bungalow in a sought after residential area of Whitchurch. The property is being sold with NO CHAIN and is within walking distance of the town centre. It comprises porch, hall, lounge, kitchen, 2 bedrooms and bathroom. There are gardens to the front, side and rear of the house, drive for 4 cars and a garage. The bungalow has double glazed windows and gas fired heating.



01948 663 230

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



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Whitchurch Town Centre 600 metres, Shrewsbury 20 miles, Chester 20 miles, Nantwich 12 miles. All distances are approximate



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Detached 2 Bed Bungalow
- Corner Plot, No Upward Chain
- Porch, Hall, Lounge
- Kitchen, 2 Beds, Bathroom
- Gas C.H & D.G Windows
- Parking for 3 cars, Garage
- Gardens to front, side & rear
- Close to Town Centre

Location

The property is located within 600 metres 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 comprises side entrance porch that leads into the entrance hall. There is a large lounge / diner with patio doors to the side garden. There is a fitted kitchen with integrated appliances, 2 double bedrooms and a shower room. Outside are large gardens to the front, side and rear with lawns, flower borders paved patio areas and garden sheds. There are 2 drives with ample parking and turning area and there is also a single garage.

Accommodation Comprises

Front door opens into the entrance porch and there is a door from that into the hall which has a radiator and loft hatch with ladder.

Lounge / Diner

18'9 x 11'2 (5.72m x 3.40m)

Feature fire place with gas fire, windows to the front and patio doors to the side garden.

Kitchen

8'7 x 8'5 (2.62m x 2.57m)

Range of base and wall mounted units including a pull out larder style unit, work top surfaces, drainer sink unit. There is a window to the front with electric blind. The kitchen has a gas fired hob, electric oven, integrated fridge freezer and integrated washing machine.

Bedroom One (rear)

12'6 x 9'3 (3.81m x 2.82m)

Wide range of fitted wardrobes and dressing table. It has a window overlooking the rear garden.

Bedroom Two (rear)

9'8 x 8'7 (2.95m x 2.62m)

Sliding patio doors to the rear garden.

Shower Room

Modern white suite comprising shower enclosure, low flush W.C and wash hand basin. It has a range of fitted store cupboards, towel radiator and window.

Outside

The property is accessed off Edward German Drive to a shared access road with the neighbouring bungalows. As this is at the end of this there are 2 drives with ample parking and a single garage. There are lawned areas to the front and a path leading down to the side garden which has a large paved patio and flower borders. The large rear garden comprises paved patio area, gravelled seating area and large lawned area with surrounding flower borders.

Garage

16'9 x 8'5 (5.11m x 2.57m)

Up & over door, power & lighting.

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 WH1457 180324

Directions

From the centre of Whitchurch of drive out on Newport Road and take the 1st left into Edward German Drive. After about 100 metres turn left down the drive and it is the last on the right hand side.

What 3 Words: zinc.monkeys.sympathy

Council Tax - Shropshire

The current Council Tax Band is 'C'. 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.