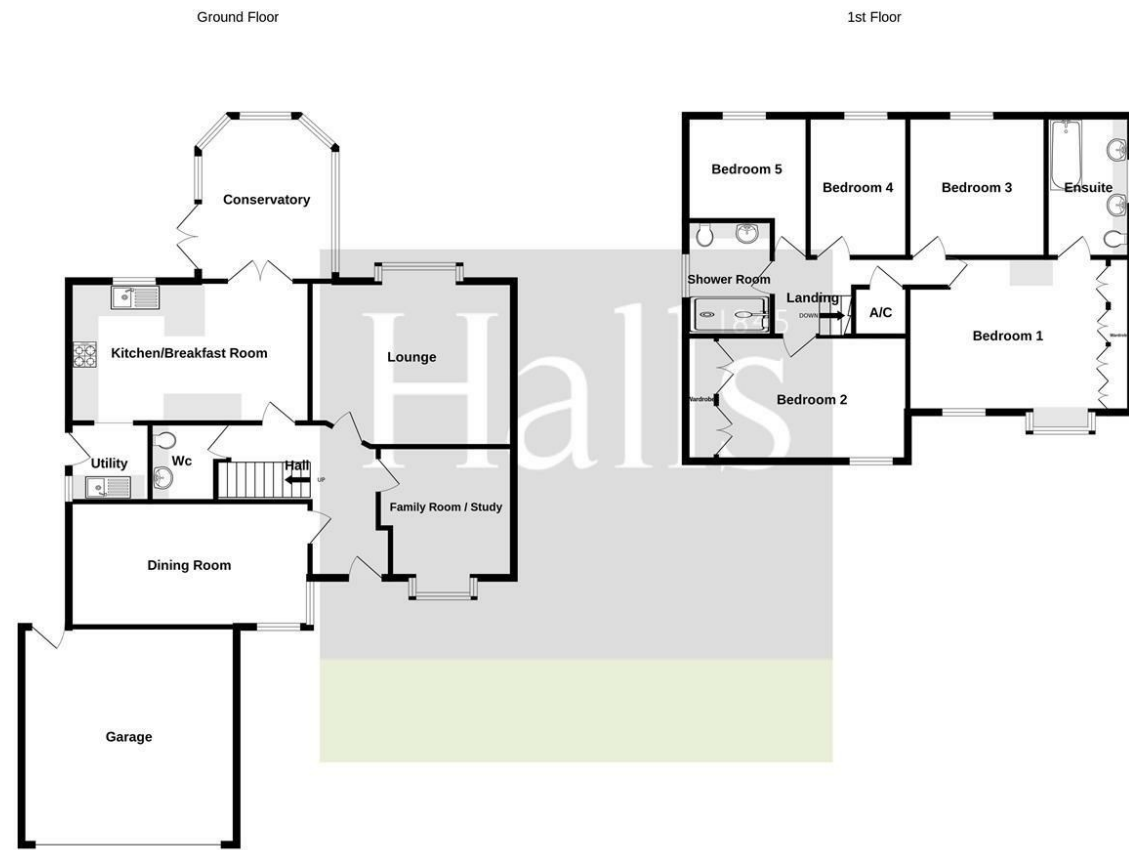


FOR SALE

12 Wellfield Way, Whitchurch, Shropshire, SY13 4HN



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

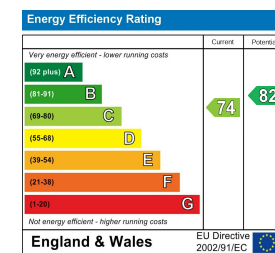
Offers In The Region Of £465,000

12 Wellfield Way, Whitchurch, Shropshire, SY13 4HN

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



England & Wales EU Directive 2002/91/EC

This is a wonderful and spacious family home located in a great location towards the end of an exclusive cul de sac. The accommodation briefly comprises hall, lounge, family room/study, dining room, breakfast kitchen, conservatory, utility & W.C. To the 1st floor are 5 double bedrooms, en suite bathroom and family shower room. There are good sized landscaped gardens, double garage and drive for many cars. There is NO CHAIN.






01948 663 230

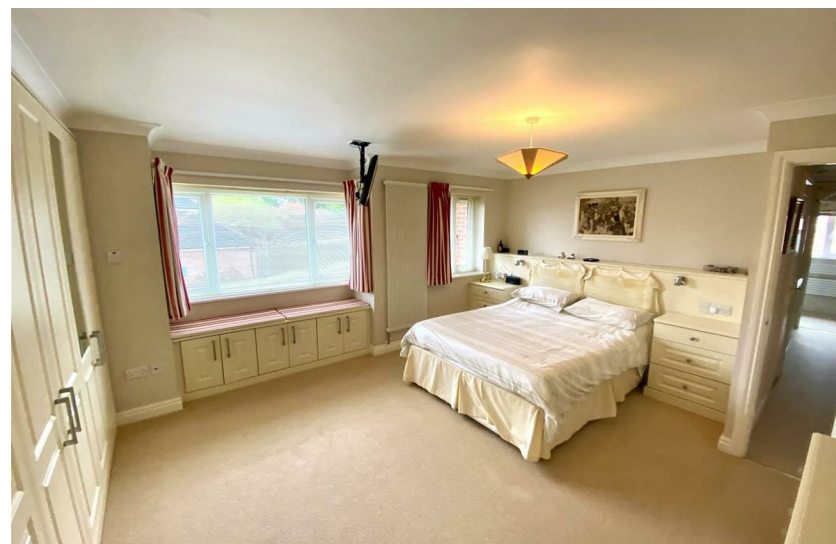
Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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

 3 Reception Room/s
 5 Bedroom/s
 2 Bath/Shower Room/s



- Spacious Detached Family Home
- Hall, Lounge, Study / Family Room
- Dining Room, Conservatory,
- Breakfast Kitchen, Utility, Gas C.H
- 5 Bedrooms, 2 Bathrooms
- Front & Rear Gardens
- Drive for 4 Cars
- Double Garage

Location - Whitchurch

The property is located off Tarporley Road and is 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

This spacious family home located in a popular residential area comprises reception hall, lounge, dining room, study / family room, breakfast kitchen and conservatory. There is also a spacious cloak with W.C and utility room. To the 1st floor is a large landing, master bedroom with en suite, 4 further double bedrooms and family shower room. There are landscaped gardens to the front & rear, drive for at least 4 cars and a double garage. The property has gas fired central heating and double glazed windows.

Accommodation Comprises

Front entrance door opens into the entrance hall which has a door into the

Cloaks

6'2 x 6' (1.88m x 1.83m)
White suite comprising low flush W.C, wash hand basin and door to under stairs store.

Living Room

15'7 x 13'9 (4.75m x 4.19m)
Feature fire place with living flame gas fire, walk in bay window overlooking the rear garden.

Family Room / Study

11'3 x 10' (3.43m x 3.05m)
Walk in bay window to the front.

Dining Room

17'3 x 9'6 (5.26m x 2.90m)
Windows to the front and side.

Breakfast Kitchen

18'5 x 10'9 (5.61m x 3.28m)
Modern kitchen with a wide range of base and wall mounted units including 2 corner carousel units. There is an attractive quartz work top surface with drainer sink unit. There is an integrated fridge, freezer and dishwasher. The kitchen also has a Neff double oven and gas hob. There are inset spotlights to the ceiling, window to the rear gardens and double doors through to the

Conservatory

12'8 x 10'6 (3.86m x 3.20m)
Victorian style conservatory with double glazed windows and double doors, self cleaning roof, power & lighting and radiator.

Utility

6'2 x 6' (1.88m x 1.83m)
Range of base and wall mounted units, drainer sink unit, space for a tumble dryer and space and plumbing for a washing machine. There is a window and door to the side of the house.

1st Floor Landing

Stairs ascend from the hall to the 1st floor landing where there is a loft hatch and door into the airing cupboard.

Master Bedroom (front)

15'2 x 12'9 (4.62m x 3.89m)
There is a feature window seat with cupboards below, fitted wardrobes and bedroom furniture and door through to the

En Suite Bathroom

11' x 5'7 (3.35m x 1.70m)
Attractive and modern white suite comprising panelled bath with shower mixer tap, twin wash hand basins and low flush W.C. There is a heated towel radiator and window to the side.

Bedroom Two (front)

15'1 x 9'6 (4.60m x 2.90m)
Window to the front and two built in double wardrobes.

Bedroom Three (rear)

11' x 10'7 (3.35m x 3.23m)
Windows to the rear.

Bedroom Four (rear)

11' x 7'7 (3.35m x 2.31m)
Windows to the rear

Bedroom Five

9'4 x 8' (2.84m x 2.44m)
Windows to the rear.

Family Shower Room

Modern white suite comprising large walk in shower, fitted store units, wash hand basin and low flush W.C. There is a window to the side and radiator.

Outside

The property is accessed from the cul de sac to a block paved in and out drive. There is parking for at least 4 cars. The drive leads to the garage. To the front is a lawned area with flower borders and there is flag paved path to the front door. There is a gate to the side of the garage leading to the side garden with raised beds, flag paved area, garden store shed and access to the rear garden. The main garden is laid to lawn with flag paved seating area, attractive flower beds with a wide range of plants and shrubs. To the far side of the house is a useful area for garden storage.

Double Garage

16'8 x 16'5 (5.08m x 5.00m)
Power up and over door, wall mounted gas fired boiler, power sockets and door to the side patio and garden area.

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](http://onthemarket.com) WH1463 120424

Directions

From the centre of Whitchurch drive out on the Tarporley Road and turn left into Haroldgate. Take the 1st right into Wellfield Way and 12 is located towards the bottom on the left hand side.

What 3 Words: passion.revolve.shadowed

Council Tax - Shropshire

The current Council Tax Band is 'E'. The cost for 2023 / 24 is £2,659.38. 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.