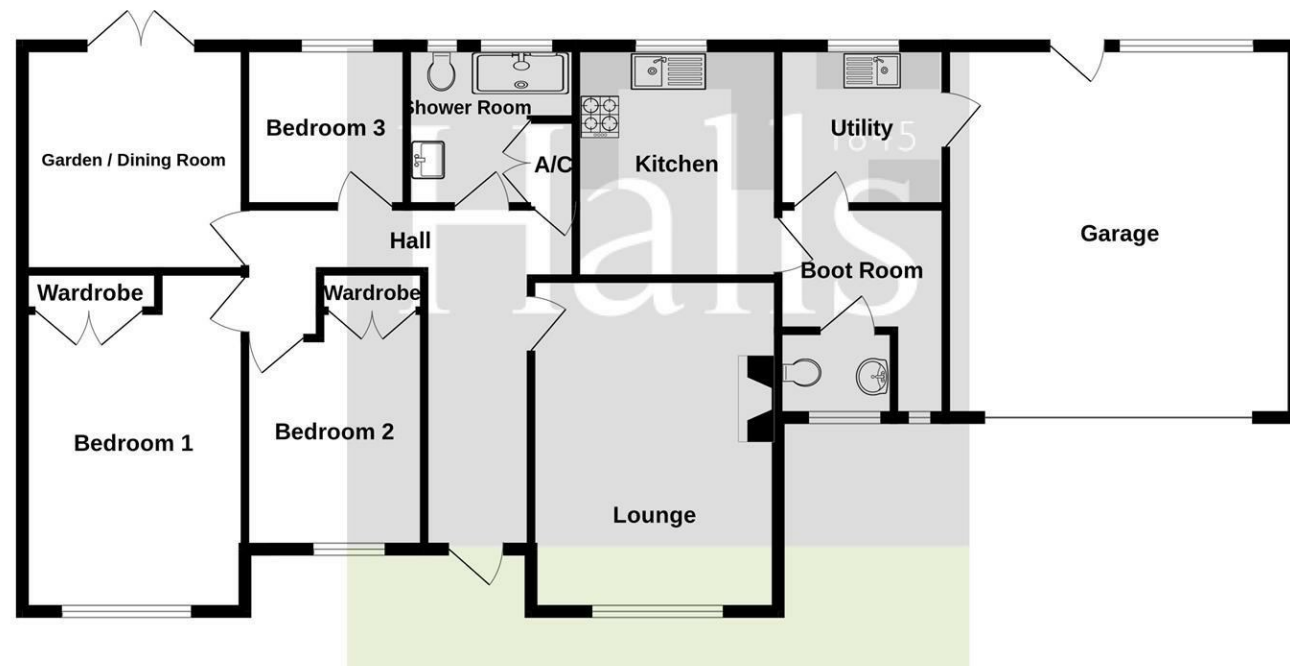


FOR SALE

18 Clayton Drive, Whitchurch, SY13 1PX



Ground Floor



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. Made with Metropix ©2024



FOR SALE

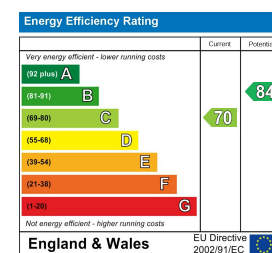
Offers In The Region Of £350,000

18 Clayton Drive, Whitchurch, SY13 1PX

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



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Whitchurch Town Centre 1/2 mile, Railway station 250 metres, Nantwich 12 miles, Shrewsbury 20 miles, Chester 20 miles.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached Bungalow, Cul De Sac Location
- Popular Residential Area of Whitchurch
- Backs onto Fields, Good Sized Gardens
- Hall, Living Room, Dining Room
- Breakfast Kitchen, Utility & Boot Room
- Cloaks with W.C, 3 Bedrooms
- Bathroom, Gas C.H & D.G Windows
- Parking and Double Garage

Location - Whitchurch

The property is located in a highly sought after location 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 mature and well maintained detached bungalow is situated at the bottom of the cul de sac in a very desirable part of Whitchurch. The property backs onto fields with a small brook at the bottom of the garden. It comprises entrance hall, living room, breakfast kitchen, boot room & W.C, utility, dining room, 3 bedrooms and bathroom. There is gas fired heating, double glazed windows and good sized gardens to the front and rear.

Accommodation Comprises

Canopied front entrance porch opens into the entrance hall. There is a door to the airing cupboard where the gas fired boiler is located.

Living Room

15'9 x 11'4 (4.80m x 3.45m)
Feature fire place with living flame gas fire. there are wall light points, double glazed picture window and radiator.

Breakfast Kitchen

10'8 x 9'4 (3.25m x 2.84m)
Range of base and wall mounted units, work top surfaces, electric ceramic hob, double oven, integrated dishwasher and space for a fridge. Door through to the boot room. There is a double glazed window with great outlook over the gardens and fields.

Boot Room

10' max x 7'8 (3.05m max x 2.34m)
Windows to the front, radiator and door to

Cloakroom

Suite comprising low flush W.C, vanity unit with wash hand basin and double glazed window.

Utility Room

7'8 x 7'3 (2.34m x 2.21m)
Base and wall mounted units, drainer sink unit, window to the rear garden and plumbing for a washing machine. Door into the garage.

Dining Room

10'5 x 10'2 (3.18m x 3.10m)
Upvc double glazed French doors to the landscaped gardens and fields beyond.

Bedroom One (front)

15'8 x 10'2 (4.78m x 3.10m)
Large double glazed window to the front and fitted wardrobes.

Bedroom Two (front)

13'3 max x 8'6 (4.04m max x 2.59m)
Double glazed window to the front and fitted wardrobes.

Bedroom Three (rear)

7'6 x 7'4 (2.29m x 2.24m)
Windows over looking the rear gardens and field beyond.

Shower Room

7'9 x 7'4 (2.36m x 2.24m)
Suite comprising large walk in shower, low flush W.C and vanity unit with wash hand basin. There are double glazed windows to the rear and doors into the airing cupboard.

Outside

The property is accessed from the cul de sac to a tarmac drive that leads to the garage. To the front are low maintenance gardens and there is access down either side to the pleasant South West facing rear garden. The gardens comprise of lawns, mature flower borders, paved patio area and it has a great outlook over fields to the rear.

Garage

18'3 x 16' (5.56m x 4.88m)
Power up and over door, power and lighting, window and door to the rear garden.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1485 090524

Directions

From Brownlow Street turn right into Claypit Street, continue into Alport Road and follow the road for about 1/2 a mile and turn into Clayton Drive. Continue into the cul de sac and bear to the right and 18 is located on the left.

What 3 Words: euphoric.waiters.photos

Council Tax - Shropshire

The current Council Tax Band is 'D'. 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.