

FOR SALE

38a Green End, Whitchurch, Shropshire, SY13 1AA



Halls 1845

TOTAL FLOOR AREA: 779 sq ft (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 Metropac 12/2014



FOR SALE

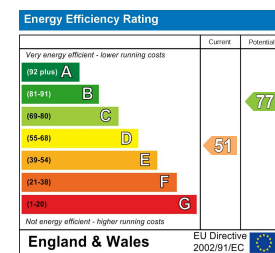
Offers In The Region Of £110,000

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**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

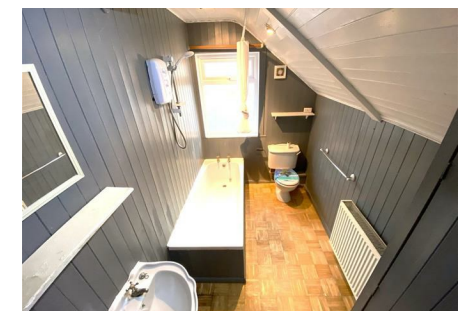
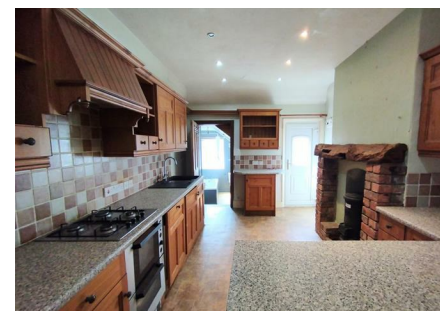


38a Green End is a spacious and quirky two bedroom duplex apartment with many original character features. The property benefits from gas central heating, a large kitchen with integrated appliances and feature fireplace, dining area, living room, bathroom, a large main bedroom and a smaller second bedroom/study. The property is situated in Whitchurch Town centre above Green End Gallery.



01948 663 230

**Whitchurch Lettings**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurchlettings@hallsgb.com



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Whitchurch Town Centre 100 metres, Railway Station 1/4 of a mile, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Spacious and Quirky Duplex Apartment
- Breakfast Kitchen, Lounge, Bathroom
- 2 Bedrooms, Town Centre Location
- No Upward Chain
- Ideal 1st Time Purchase
- Ideal for Investors

**Location**

38a Green End is situated in Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

**Brief Description**

A spacious two bedroom first floor flat situated in a convenient location within Whitchurch town centre. The accommodation comprises Lounge, kitchen with fridge, washing machine, dishwasher, freezer and cooker, two bedrooms, bathroom with suite comprising wash hand basin, WC and bath with shower attachment. The property has gas fired central heating.

**Accommodation Comprises**

A UPVC front entrance door leads directly into the kitchen area.

**Breakfast Kitchen**

17'3" x 10'0" max (5.26m x 3.05m max)  
With a range of wood base and wall units, laminate worktop, breakfast bar and dining area, 4 ring gas hob and built in electric oven, sink drainer unit, integrated fridge and freezer, integrated washing machine. Feature fireplace with cast iron stove (non-operational). Door and a step down into the bathroom. Stairs to Living Room.

**Bathroom**

9'11" x 5'9" (3.02m x 1.75m)  
Comprising bath with electric shower over, WC and pedestal wash hand basin, window to rear, tongue and groove wall panelling, vinyl flooring, radiator, extractor fan, airing cupboard with gas boiler.

**Lounge**

14'10" x 12'4" (4.52m x 3.76m)  
With wood effect flooring, window with front aspect, radiator, feature fireplace.

**2nd Floor Landing**

**Bedroom One**

14'11" x 12'5"  
With wood effect flooring, fireplace, radiator and window to front aspect.

**Bedroom Two / Study**

10'2" x 8'9" (3.10m x 2.67m)  
With sloping roof and feature wooden beam, skylight window, radiator.

**Outside**

The property is approached via the rear entrance and stairs from the rear of the property to the first floor apartment.

**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)  
WH1492 150524 (Draft Details)

**Council Tax - Shropshire**

The current Council Tax Band is 'A'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

**Services**

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**

We understand that the property is Leasehold although purchasers must make their own enquiries via their solicitor. There is a 999 Year lease from 10th Dec 1993. There is no ground rent or service charge payable but the owner pays 2/3 of the buildings insurance which is currently £450 per year.