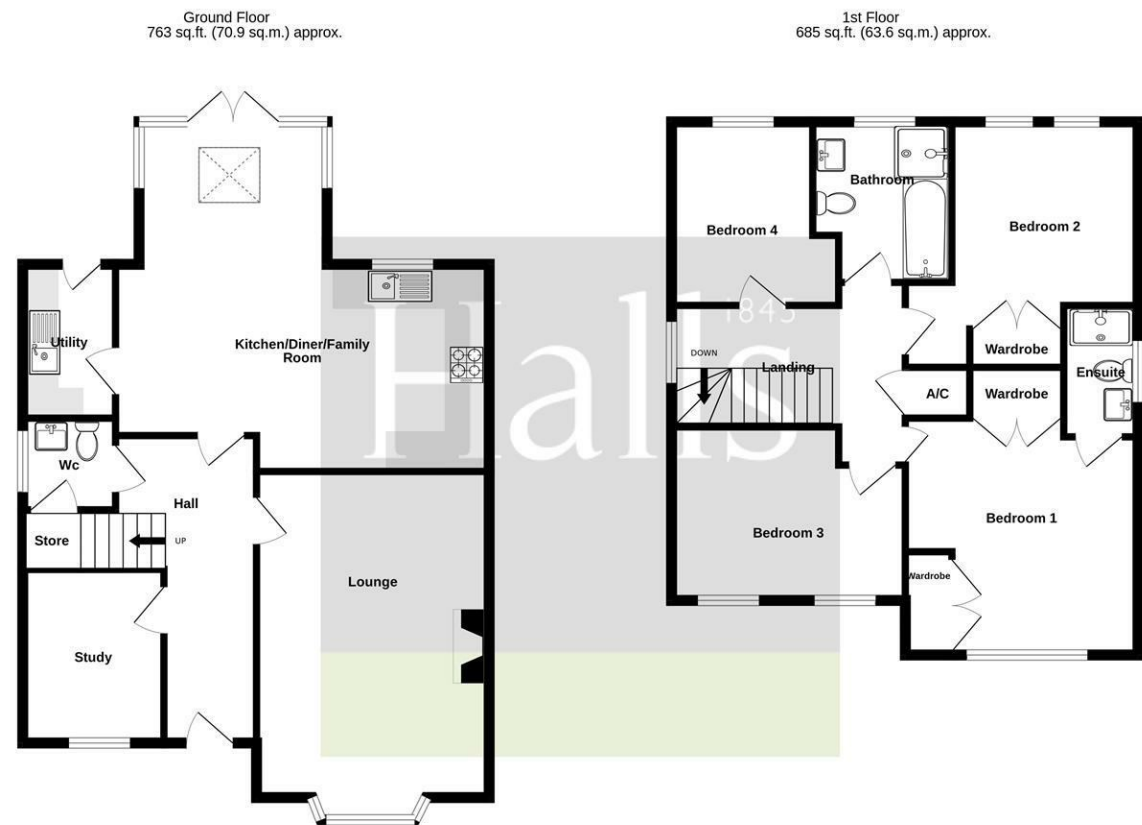


FOR SALE

47 The Squirrels, Whitchurch, Shropshire, SY13 4JU



TOTAL FLOOR AREA : 1447 sq.ft (134.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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

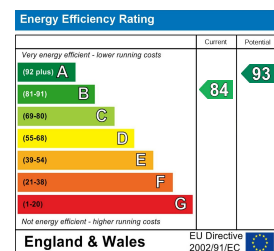
Offers In The Region Of £397,500

47 The Squirrels, Whitchurch, Shropshire, SY13 4JU

**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



This spacious detached family home is located at the end of the cul de sac & well placed for countryside walks. The property has an EPC "B" rating and briefly comprises entrance hall, living room, study, large dining / kitchen with family room extension. There is also a utility room, cloakroom with W.C. There are 4 double bedrooms, en suite shower room & family bathroom. There is parking for 3 cars, turning area & single garage. The house has an attractive & enclosed landscaped rear garden. It has double glazed windows, central heating and a wired alarm system.



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, Whitchurch railway station 3/4 of a mile, Shrewsbury 20 miles and Chester 20 miles. All distances are approximate.



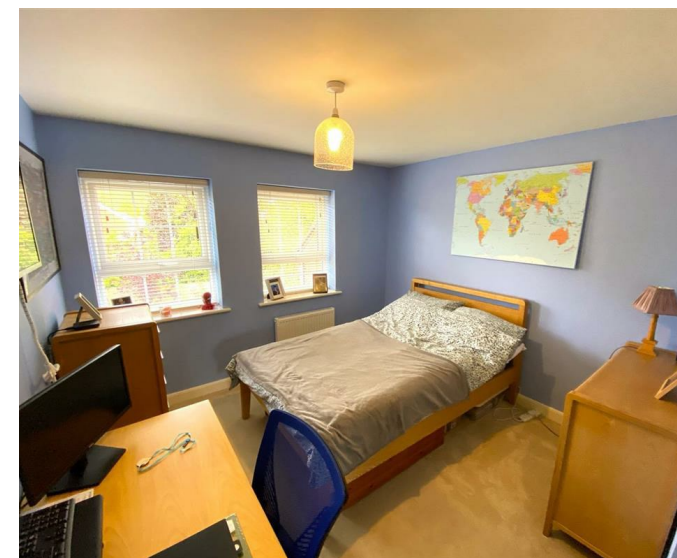
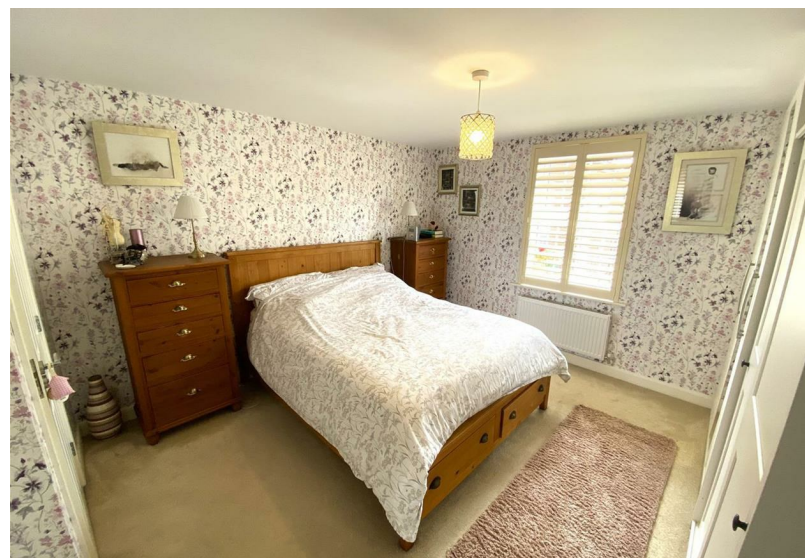
3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Modern Detached Family Home
- Spacious Accommodation
- Hall, Lounge, Study, Cloaks
- Kitchen/Diner/Family Room
- Alarm, Utility Room, Gas C.H,
- Four Bedrooms, 2 Bathroom
- Parking for 3 Cars & Garage
- Landscaped Gardens

**Location**

The property is located in a sought after residential area on the edge of town off the Tarporley Road. There are countryside walks close by. The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

**Brief Description**

This superb extended four bedroom 'Holden style' detached house, built by the renowned 5 Star Builders David Wilson Homes, is situated in a most sought after residential area of Whitchurch and is within walking distance of the town centre and open countryside. This spacious detached family home is located at the end of the cul de sac & well placed for countryside walks. The property has an EPC "B" rating and briefly comprises entrance hall, living room, study, large dining / kitchen with family room extension. There is also a utility room, cloakroom with W.C. There are 4 double bedrooms, en suite shower room & family bathroom. There is parking for 3 cars, turning area & single garage. The house has an attractive & enclosed landscaped rear garden. It has double glazed windows, central heating and a wired alarm system.

**Accommodation Comprises**

Front entrance door opens into the entrance hall with Amtico wooden effect flooring, radiator and door to the

**Cloakroom**

White suite comprising low flush W.C, wash hand basin, Amtico wooden effect flooring and radiator. There is a frosted double glazed window to the side. There is a door to an understairs store.

**Living Room**

17'7" x 12'1" (5.36 x 3.68)  
Walk in bay window with plantation shutters, feature fire place with living flame gas fire and there are 2 radiators.

**Study**

9'4" x 7'7" (2.84m x 2.31m)  
Double glazed windows to the front with plantation shutters and there is also a radiator.

**Kitchen / Dining Room / Family Room**

20'2 x 17' max (6.15m x 5.18m max)  
Superb range of base and wall mounted units, work tops, integrated dish washer and stainless steel drainer sink unit. There is space for an American style fridge freezer, a double oven, 6 ring gas hob, tiled floor, inset spotlights to the ceiling, double glazed windows and French doors to the rear garden. Door to the

**Utility Room**

8'3" x 5'1" (2.51m x 1.55m)  
Range of base and wall mounted units, work top surface with stainless steel drainer sink unit. There is a cupboard housing the gas boiler, space and plumbing for a washing machine and tumble dryer. There is a tiled floor, radiator, lighting and a upvc stable door with double glazed panel.

**1st Floor Landing**

Stairs ascend from the entrance hall to the 1st floor landing where there is a double glazed window to the side, radiator and door to the airing cupboard. There is a loft hatch leading to a part boarded loft.

**Master Bedroom (front)**

12'9" x 12'2 (3.89m x 3.71m)  
There are 2 triple fitted wardrobes, double glazed window with plantation shutters and radiator. Door to the

**En Suite**

White suite comprising double shower enclosure, low flush W.C and wash hand basin. There is a towel radiator, double glazed window and spot lights to the ceiling.

**Bedroom Two (rear)**

12'5 max x 10'1 (3.78m max x 3.07m)  
There are 2 double glazed windows overlooking the rear garden, the windows have venetian blinds, radiator and built in triple wardrobe.

**Bedroom Three (front)**

13'3 x 9'4 (4.04m x 2.84m)  
There are 2 double glazed windows to the front with plantation shutters & radiator.

**Bedroom Four (rear)**

10' x 9'5max (3.05m x 2.87mmax)  
Double glazed window with venetian blind, radiator and recess suitable for a wardrobe.

**Family Bathroom**

White suite comprising panelled bath, low flush W.C, wash hand basin and separate shower enclosure. There is a double glazed window, towel radiator and tiled floor. There are inset spot lights to the ceiling.

**Outside**

The property is accessed from The Squirrels to a drive suitable for 3 cars. There is a shared turning area with no. 49. The drive continues to the garage.

There is access down either side of the house to the enclosed rear garden which comprises paved patio areas, lawns and raised flower beds.

**Garage**

16'9 x 8'7 (5.11m x 2.62m)  
Up & over door, power & lighting and door to the garden. There is a part boarded area in the roof space.

**Viewing Arrangements**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
Telephone 01948 663230  
You can also find Halls properties at [www.rightmove.co.uk](http://www.rightmove.co.uk).

WH11506 110624

**Directions**

From the centre of Whitchurch drive out on the Tarporley Road for about 1/4 of a mile and turn left into Haroldgate. After about 150 metres turn right into The Squirrels and the property is located at the bottom of The Squirrels.

What 3 Words: grazes.fruits.bashful

**Services**

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**Council Tax**

The property is currently listed as a Band 'E' on the Council Tax Register. For confirmation of these figures and any other Council Tax questions, together with details from the planning office contact Shropshire Council on 0345 678 9002.

**Tenure**

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.