

FOR SALE

10 Greenfields Rise, Whitchurch, Shropshire, SY13 1EP



10 Greenfields Rise



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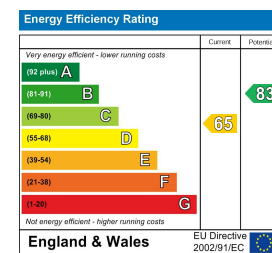
Offers In The Region Of £425,000

10 Greenfields Rise, Whitchurch, Shropshire, SY13 1EP

**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



10 Greenfields Rise is a spacious detached family home that backs on to the canal basin. The property is located in a popular residential area and is within walking distance to the town centre, schools, train and bus station. The accommodation briefly comprises reception hall, cloaks with W.C, Lounge, dining Room, Breakfast kitchen, conservatory and utility. To the 1st floor are 4 bedrooms and 2 bathrooms. There are gardens to the front and rear, drive and double garage.



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Whitchurch Sales  
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Whitchurch 0.25 miles, Chester 20 miles, Shrewsbury 20 miles, Nantwich 12 miles. All distances are approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached Family House,
- Hall, Cloaks with W.C, Lounge
- Dining Room, Conservatory
- Breakfast Kitchen & Utility
- 4 Bedrooms, 2 Bathrooms
- Front & Rear Gardens, Drive
- Double Garage, Gas C.H
- Popular Residential Area

#### Location

The property is located within ½ 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. There are excellent walks direct from the property onto the canal basin into town and out onto the canal network.

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

10 Greenfields Rise is a spacious detached family home that backs on to the canal basin. The property is located in a popular residential area and is within walking distance to the town centre, schools, train and bus station. The accommodation briefly comprises reception hall, cloaks with W.C, Lounge, dining Room, Breakfast kitchen, conservatory and utility. To the 1st floor are 4 bedrooms and 2 bathrooms. There are gardens to the front and rear, drive and double garage.

#### Accommodation Comprises

A canopied entrance porch and upvc entrance door with glazed side panel leads into the hallway.

#### Cloakroom

Comprising WC, wash hand basin, radiator and extractor fan.

#### Living Room

12'11" x 14'8" (3.94m" x 4.47m")

Window with front aspect, fireplace with gas fire and wood surround, radiator, glazed double doors leading through to the dining room.

#### Dining Room

9'9" x 12'10" (2.97m" x 3.91m")

Sliding patio doors to conservatory, radiator, door to breakfast kitchen.

#### Conservatory

12'3" x 16'02" (3.73m" x 4.93m")

French doors to rear garden, 2 x radiators, vinyl flooring, fitted blinds, ceiling light with fan.

#### Breakfast Kitchen

16'5" x 9'09" (5.00m" x 2.97m")

Comprising a range of traditional fitted base and wall units, laminate worktop, part tiled walls, integrated double oven and grill, integrated dishwasher, four ring induction hob with extractor hood over, tiled flooring, 2 x windows over looking the rear garden, door to utility, door to dining room, ceiling spot lights, dining area.

#### Utility

9'08" x 7'05" (2.95m" x 2.26m")

Comprising fitted base and wall units, composite sink with mixer tap, space and plumbing for a washing machine and dryer, space for a freestanding fridge freezer, space for an undercounter fridge/freezer, tiled flooring, part tiled walls, door to garage, wall mounted gas boiler, part glazed upvc door to rear garden.

#### 1st Floor Landing

Large storage cupboard, loft hatch.

#### Bedroom One

14'11" x 12' (4.55m" x 3.66m)

Window over looking the rear garden, fitted wardrobes, door to en-suite, radiator.

#### En Suite

Comprising white suite with WC, wash hand basin, walk in shower enclosure with electric shower, radiator, window with rear aspect, part tiled walls, vinyl flooring, extractor.

#### Bedroom Two

13'01" x 9'10" (3.99m" x 3.00m")

Window with front aspect, radiator, built in wardrobe.

#### Bedroom Three

9'9" x 13' (2.97m" x 3.96m)

Window with front aspect, radiator, built in wardrobe.

#### Bedroom Four

10'07" x 7'05" (3.23m" x 2.26m")

Window with rear aspect, radiator.

#### Family Bathroom

White suite comprising WC, pedestal wash hand basin, bidet, bath with mains shower over, tiled walls and tile effect flooring, extractor fan, window, radiator.

#### Outside

To the front the property benefits from a driveway with parking for two cars and lawned area.

To the rear the property boasts a good sized private rear garden, raised patio area with ornamental wall, decked seating area, borders with a range of mature trees and shrubs, gated side access.

#### Double Garage

17'08" x 19'08" max (5.38m" x 5.99m" max )

With power and lighting, fuse box, large storage cupboards, loft hatch.

#### 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](http://rightmove.co.uk) & [onthemarket.com](http://onthemarket.com) WH1512 280624 (Draft Details)

#### Directions

Approaching Whitchurch on the A41 Whitchurch Bypass, take the exit onto Wrexham Road B5398, take the second left into Chemistry and follow the road going straight across at the roundabout. Take the next left in to Greenfields Way and follow the road round into Greenfields Rise. The property can be found on the right hand side.

What 3 Words: warblers.disbanded.argued

#### Council Tax - Shropshire

The current Council Tax Band is 'E'. 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.