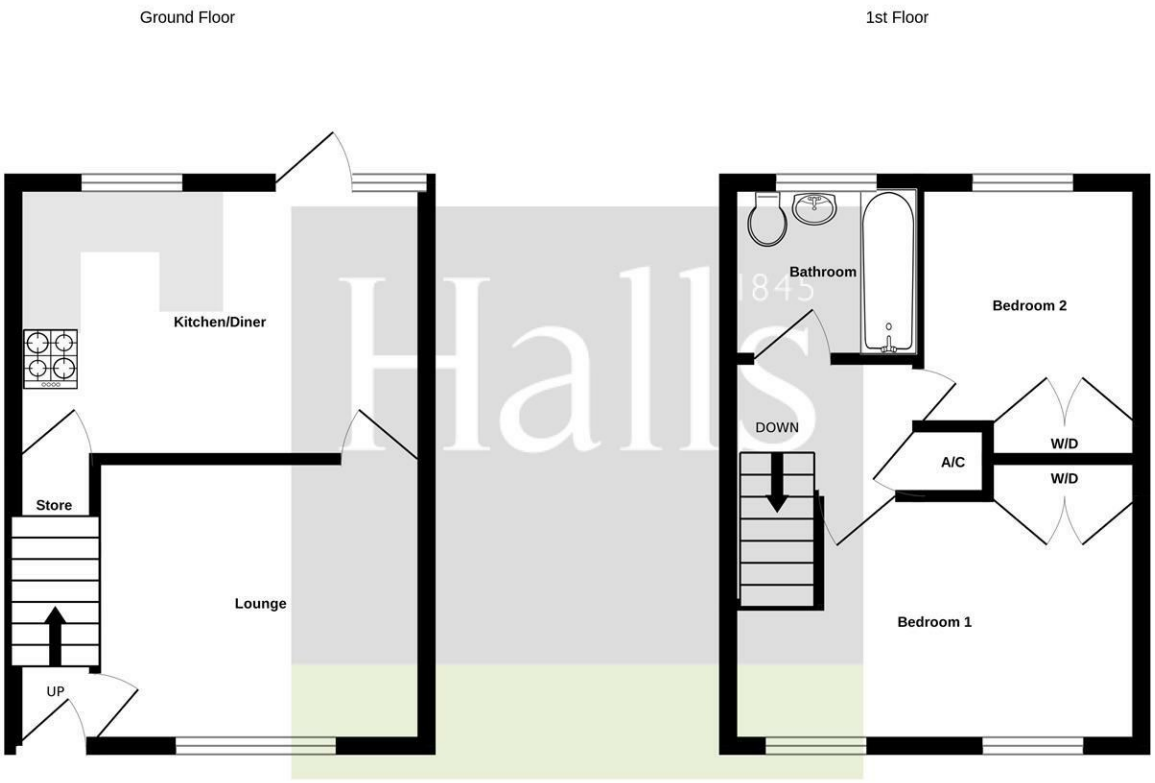


FOR SALE

8 Pauls Moss Court, Whitchurch, Shropshire, SY13 1XW



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

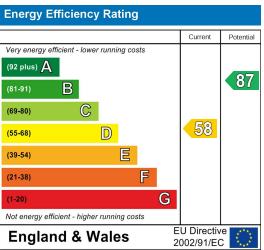
Offers in the region of £155,000

8 Pauls Moss Court, Whitchurch, Shropshire, SY13 1XW

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 well presented terraced home is located close to the centre of Whitchurch and backs onto park land and a fishing lake. The property is being sold with NO CHAIN and is ideal for First Time Buyers or Investors. The property comprises entrance hall, lounge, kitchen / diner, 2 bedrooms and a bathroom. There are gardens to the front and rear, parking space, gas fired heating and double glazed windows. Call early to arrange a viewing!



01948 663 230

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



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FOR SALE

Whitchurch Town Centre 0.5 miles, Whitchurch Railway Station 0.5 miles, Shrewsbury 20 miles, Chester 20 miles, Wrexham 11 miles & Nantwich 12 miles. All distances are approximate.



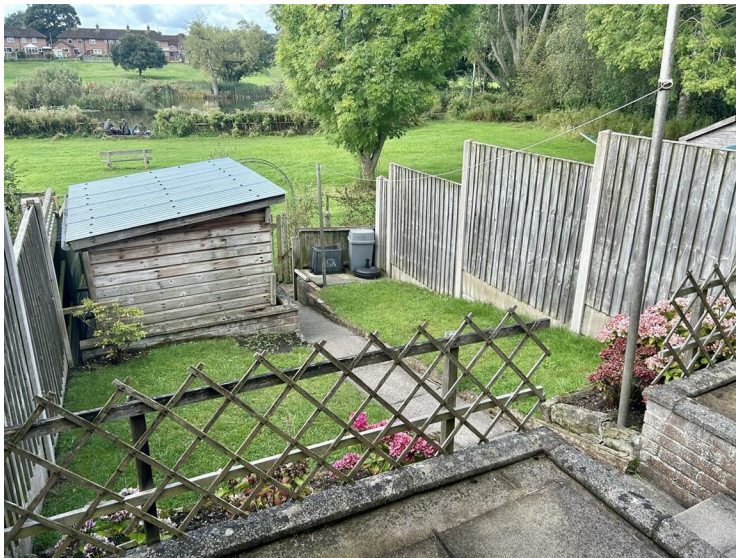
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Modern Terraced Home
- Ideal First Time Purchase
- Or Ideal for Investment
- No Upward Chain, D.G
- Close to Park & Fishing Lake
- Close to Town Centre, Gas C.H
- Lounge, Dining Kitchen
- 2 Bedrooms, Bathroom Gardens

Location - Whitchurch

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.

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 modern terraced home is being sold with NO UPWARD CHAIN. It comprises entrance hall, living room, dining kitchen, 2 bedrooms and modern bathroom suite. The property has gas central heating and double glazed windows.

There is a large front garden and enclosed rear garden with patio area and lower garden. There are great views from the back of the house overlooking Queensway Park and fishing lake. To the front is a parking area and there is an allocated space for the property.

Accommodation Comprises

Front door opens into entrance hallway.

Entrance Hall

Wood effect laminate flooring, radiator, light point and door to living room.

Living Room

13'4" x 10'5" (4.06m x 3.18m)

Window overlooking front garden, gas fire, radiator, door to kitchen / diner.

Kitchen / Diner

13'6" x 9' (4.11m x 2.74m)

Comprising a range of fitted base and wall units, laminate worktops, stainless steel drainer sink unit, space and plumbing for a washing machine. space for a fridge freezer, space for a freestanding electric oven, wall mounted gas boiler, tiled floor, radiator, window and door to rear garden, door to understairs storage cupboard.

1st Floor Landing

Stairs ascend from the hallway to the first floor landing, door to airing cupboard.

Bedroom One (Front)

13'6" x 9'4" (4.11m x 2.84m)

Windows to front, built in wardrobe, radiator.

Bedroom Two (Rear)

9'2" x 7' (2.79m x 2.13m)

Window with great view of the park and lake, radiator, built in wardrobe.

Bathroom

A modern white suite comprising panelled bath with electric shower over, W.C, wash hand basin, radiator and frosted window.

Outside

There is a shared private drive from Dodington that winds down to the properties and parking area where there is an allocated space. There is a good sized front garden with lawn, flower borders and path to the front door. There is an enclosed rear garden that overlooks Queensway Park and fishing lake. There is a locked gate from the path at the bottom of the garden with access into the park.

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
WH1538 040924

Directions

From the centre of Whitchurch drive out on Watergate and then this becomes Dodington. Just past the entrance to Pauls Moss turn right and follow the road down to the bottom to the parking area and the terrace is close by.

What 3 Words: befitting.handbags.bedspread

Council Tax - Shropshire

The current Council Tax Band is 'B'. 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.

