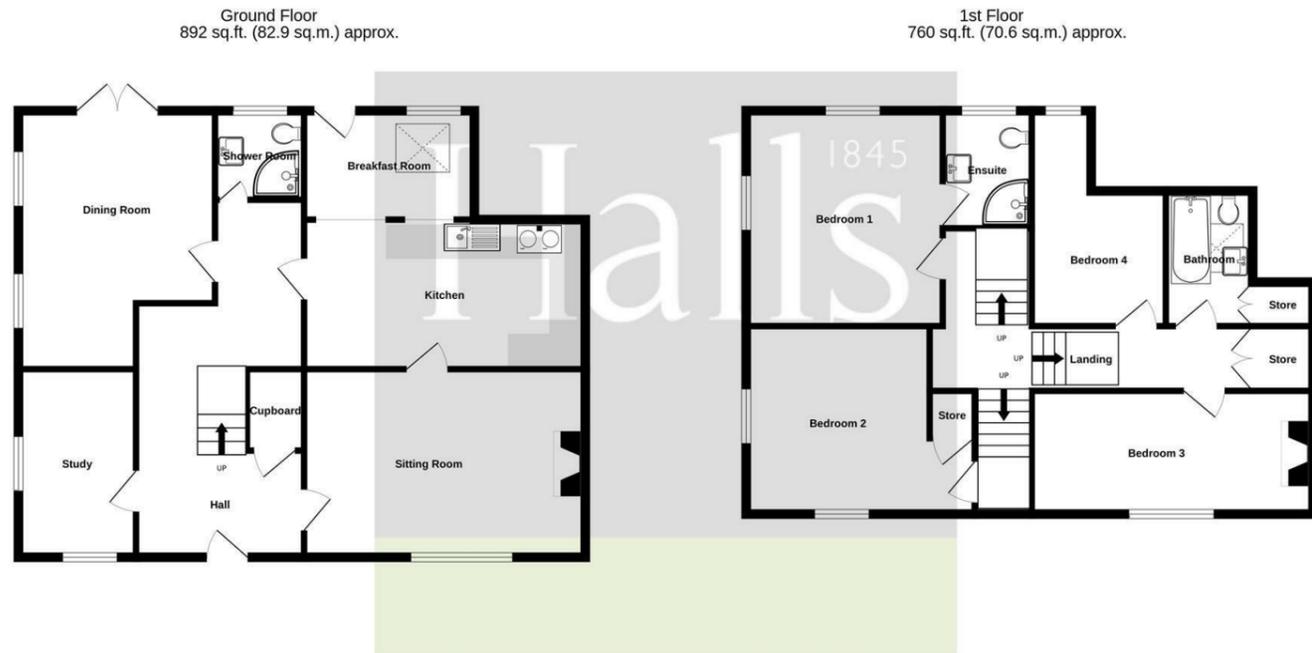


FOR SALE

1 Rising Sun Cottages, Wrexham Road, Whitchurch, SY13 3AB



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

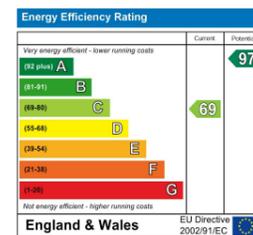
Asking Price £395,000

1 Rising Sun Cottages, Wrexham Road, Whitchurch, SY13 3AB

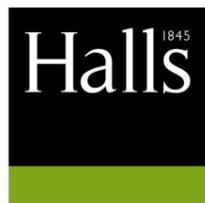
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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

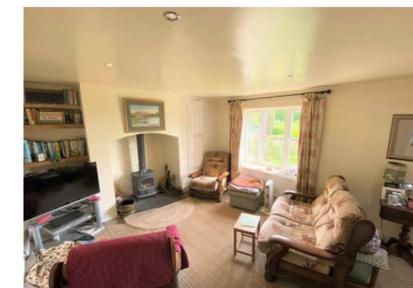


1 Rising Sun Cottages is a wonderful and spacious family home with fabulous views across the adjoining countryside. It is being sold with NO CHAIN. The property briefly comprises spacious entrance hall, sitting room, dining room, study and breakfast kitchen. There is also a ground floor shower room with W.C. To the first floor is a master bedroom with en-suite, 3 further bedrooms and family bathroom. The property has newly installed triple glazed windows and the central heating is via an oil fired heating system. There are large gardens, gravelled drive and detached garage.



01948 663 230

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



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Whitchurch 3 miles, Wrexham 9 miles, Chester 20 miles & Shrewsbury 20 miles. All distances are approximate.



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Spacious Family Cottage
- Countryside Views
- 3 Reception Rooms
- Kitchen & Breakfast Room
- 4 Bedrooms, 3 Bathrooms
- Large Gardens, Drive & Garage
- Oil Fired Central Heating
- Triple Glazed Windows

#### Location

The property is located about 3 miles from the centre of Whitchurch in a semi rural location. There are excellent local walks from the doorstep of the cottage,

Whitchurch offers an excellent range of local shopping, schooling, recreational and leisure facilities. There are also 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

Welcome to this charming period semi-detached rural family home. This delightful property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and three bathrooms, there is ample space for everyone to enjoy.

Spanning across 1,800 square feet, this period property exudes character and charm, offering a unique living experience. The property features parking for up to five vehicles, ensuring convenience for you and your visitors.

Situated in a semi rural location, you can enjoy the beauty of the countryside right at your doorstep. Imagine taking leisurely strolls through the scenic surroundings, embracing the peacefulness and serenity that this location has to offer.

With no chain involved, the process of making this house your home is made even smoother. Don't miss out on this wonderful opportunity to own a piece of history in the village of Redbrook. Embrace the warmth and character of this period property and make it your own.

#### Accommodation Comprises

Front entrance door opens into the spacious entrance hall with understairs store, radiator and exposed timber flooring.

#### Sitting Room

17'2 x 11'2 (5.23m x 3.40m)

Feature fire place with AGA cast iron stove, large windows to the front, door to store cupboards and to the kitchen.

#### Dining Room

15'8 max x 12' (4.78m max x 3.66m)

Feature French doors to the rear garden and windows to the side with countryside views.

#### Study

11'6 x 7'1 (3.51m x 2.16m)

Window to the front and radiator.

#### Kitchen

16'9 x 9'1 (5.11m x 2.77m)

Range of base and wall mounted units, extensive work top surfaces, drainer sink unit, Rayburn oven (also runs the domestic hot water and heating). There is space and plumbing for a washing machine and fridge freezer. The kitchen has a quarry tiled floor, light well opening through to the

#### Breakfast Room

10'4" x 5'5" (3.15m" x 1.65m")

Stable door and window to the rear garden, radiator, exposed brick wall and sky light.

#### Cloaks & Shower Room

White suite comprising shower enclosure, wash hand basin and low flush W.C. There is a heated towel radiator and frosted window.

#### First Floor Landing

Stairs ascend from the entrance hall and ascend to the first floor landing. There are 3 small staircases rising from the 1/2 landing to the bedrooms.

#### Bedroom One

13'3 x 12 (4.04m x 3.66m)

There are windows with excellent views to the side and rear, radiator and door to the

#### En Suite

Suite comprising shower enclosure, vanity unit with wash hand basin and low flush W.C. There is a tiled floor, heated towel radiator and frosted window.

#### Bedroom Two

14' max x 11' (4.27m max x 3.35m)

Windows to the front and side with excellent views, radiator and store cupboard above the stairs.

#### Bedroom Three

17'6 x 8'1 (5.33m x 2.46m)

Windows to the front and feature cast iron fire place.

#### Bedroom Four

9'2 x 8'2 (2.79m x 2.49m)

Windows to the rear and radiator.

#### Family Bathroom

Suite comprising panelled bath with shower mixer tap, wash hand basin, low flush W.C and doors to a store. There is a sky light and heated towel radiator.

#### Outside

The property is accessed from Wrexham Road which is shared with the neighbouring properties. There is a grass track that leads to a set of double gates to a gravelled drive.

To the front of the cottage are lawns with flower borders and there is mature Wisteria growing up the front elevation. The drive continues down the side of the cottage to a further parking area and the garage.

To the rear of the property is a large paved patio area, water feature and lawns. Adjacent to the garage is lawned sun terrace with patio area and there is a further garden area behind the garage with fruit trees.

#### Garage

18'6 x 12'5 (5.64m x 3.78m)

Up and over door, power & lighting.

#### 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) WH1385 111124

#### Directions

From Whitchurch drive out on the Wrexham Road and at the roundabout by the petrol station drive straight over passing the canal wharf and as the road goes down the dip after about 1 mile turn right into a lane and the cottage is located straight in front of you.

What 3 Words: scooter.forklift.digesting

#### Council Tax - Shropshire

The current Council Tax Band is 'D'. The cost for 2022 / 23 is £2,068.49. For clarification of these figures please contact Shropshire Council on 0345 6789002.

#### Services

We believe that mains water and electricity are available to the property. The heating is via an oil fired Rayburn to radiators. The property has septic tank drainage.

#### Tenure - Freehold

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