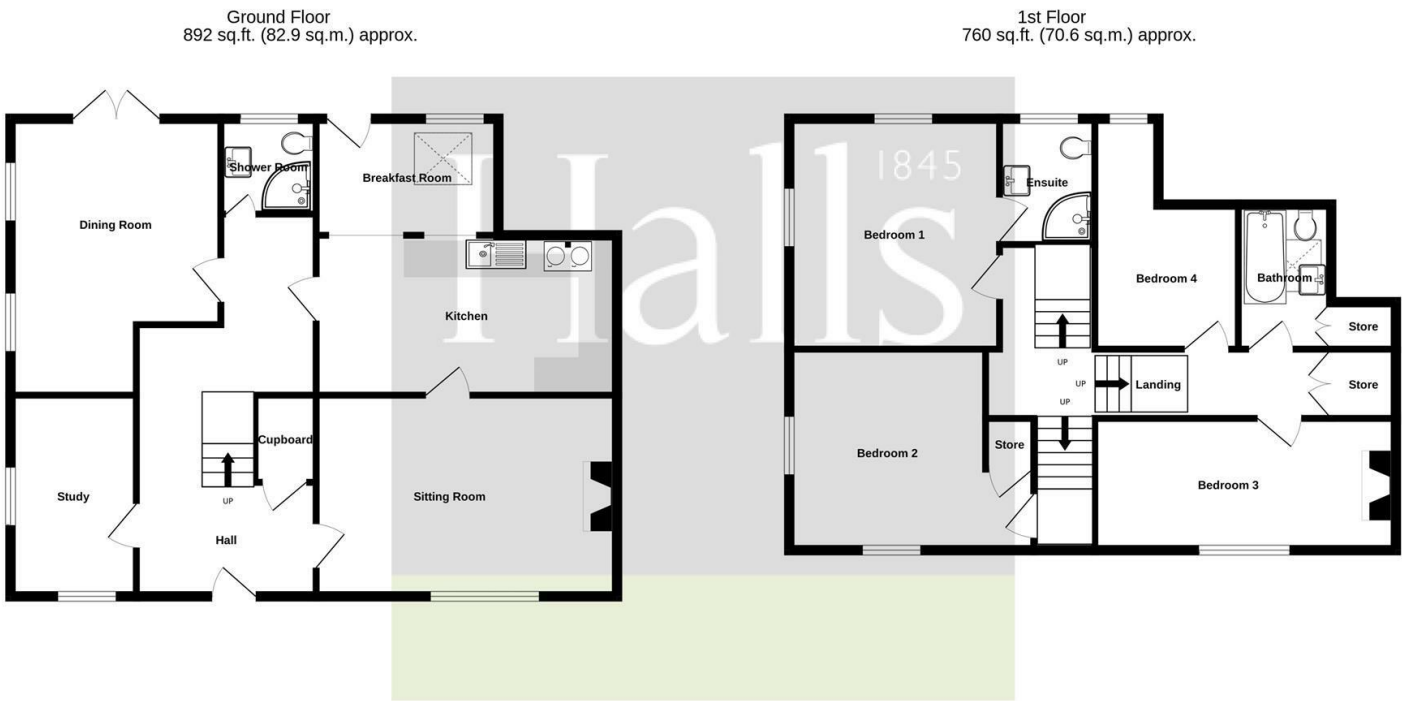


FOR SALE

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



FOR SALE

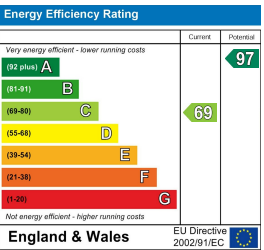
Asking Price £395,000

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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FOR SALE

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



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 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & 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.

Anti-Money Laundering (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

