

**FOR SALE**

Offers in the region of £265,000

The Cliftons Fauls Green, Fauls, Whitchurch, SY13 2AS

Nestled in the charming and rural Fauls Green, this spacious semi-detached dormer home offers a perfect blend of comfort and space. The property features two inviting reception rooms, ideal for both relaxation and entertaining. The two well-proportioned bedrooms provide ample accommodation for families or guests, while the shower room is conveniently located to serve the household. There is also a staircase ascending to an attic room. There are large gardens, parking for 4 cars and a garage.



Whitchurch 7 miles, Shrewsbury 18 miles, Telford 18 miles & Chester 28 miles. All distances are approximate.



- Mature Semi Detached Home
- No Upward Chain & Rural Location
- Well presented, Hall, Lounge
- Dining Room, Kitchen, Conservatory
- Two Bedrooms, Shower Room, Attic Room
- Large Gardens to the Front & Rear
- Parking for 4 Cars & Garage
- Oil C.H & D.G Windows

Location

The property is located in the small hamlet of Fauls Green where there is a village hall and church. Whitchurch is approximately 7 miles from the property where there are supermarkets, local shops, restaurants and pubs. There is a village school close by at Lower Heath and secondary schools in Whitchurch and Market Drayton. There are also a number of private schools in the area.

The property is well situated for access to the motorway and rail network and the large towns of Chester, Shrewsbury and Telford.

Brief Description

This spacious semi detached dormer home is being sold with NO UPWARD CHAIN and would suit a family or downsizers looking for a property in a popular village. The accommodation comprises spacious entrance hall, lounge with open fire, dining room, kitchen and conservatory. There are two double bedrooms, attic room and a shower room. The property has good sized gardens to the front and rear, drive for 3 or 4 cars and garage. It has oil fired heating and double glazed windows.

Accommodation Comprises

Front entrance door opens into the

Entrance Hall

21' x 4'9 (6.40m x 1.45m)

Wood effect vinyl flooring, radiator and door to an airing cupboard.

Lounge

13'9 x 11'9 (4.19m x 3.58m)

Feature fire place with open fire, double glazed window to the front, radiator and light point.

Dining Room

12'3 x 12' (3.73m x 3.66m)

Double glazed windows to the front, wood effect vinyl flooring, radiator and staircase to the 1st floor.

Kitchen

10'8 x 8' (3.25m x 2.44m)

Modern kitchen with base and wall mounted units, work top surface, inset drainer sink unit, electric 4 ring hob and electric oven. There is space for a washing machine and a window and door to the

Conservatory

16'4 x 9'7 (4.98m x 2.92m)

Tiled floor, double glazed windows overlooking the large rear gardens. The conservatory has a radiator, power and lighting and door to the garden.

Bedroom One (rear)

11'9 x 11'9 (3.58m x 3.58m)

Large fitted wardrobes, double glazed window to the rear gardens and a radiator.

Bedroom Two (side)

11'9 x 8'9 (3.58m x 2.67m)

Double glazed windows and radiator.

Shower Room

Modern white suite comprising large shower enclosure, low flush W.C and wash hand basin. There is a radiator, tiled walls and a double glazed window.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



1st Floor Landing

Stairs ascend from the dining room to the landing. Door to an attic room and door into

Attic Room

12'3 x 10'8 (3.73m x 3.25m)

Double glazed dormer window overlooking the rear gardens and beyond and fitted wardrobes.

Outside

The property is accessed off the lane to the a gravelled drive suitable for 3 to 4 cars. The drive continues down the side of the property to the garage. The front garden comprises of lawn with surrounding flower borders. There is a paved sitting area to the front of the property.

The rear garden can be accessed down the side of the property or from the conservatory. There is a flag paved seating area and steps and terrace leading down to the spacious rear garden which comprises lawns, flower borders, raised beds, greenhouse and shed.

Garage

19'9 x 9' (6.02m x 2.74m)

Up and over door, power and 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
WH1568 231224

Directions

From Whitchurch drive South on the A41 heading towards Market Drayton. After about 6 miles turn right signposted for Hodnet & Wem and follow the road for about 1 mile and turn left for Darliston, Fauls Green & Wollerton. Continue along the road and drive through the village of Fauls Green and the property is one of the last properties on the left hand side marked by the for sale sign.

What 3 Words: choppy.skis.greet

Council Tax - Shropshire

The current Council Tax Band is 'C'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold

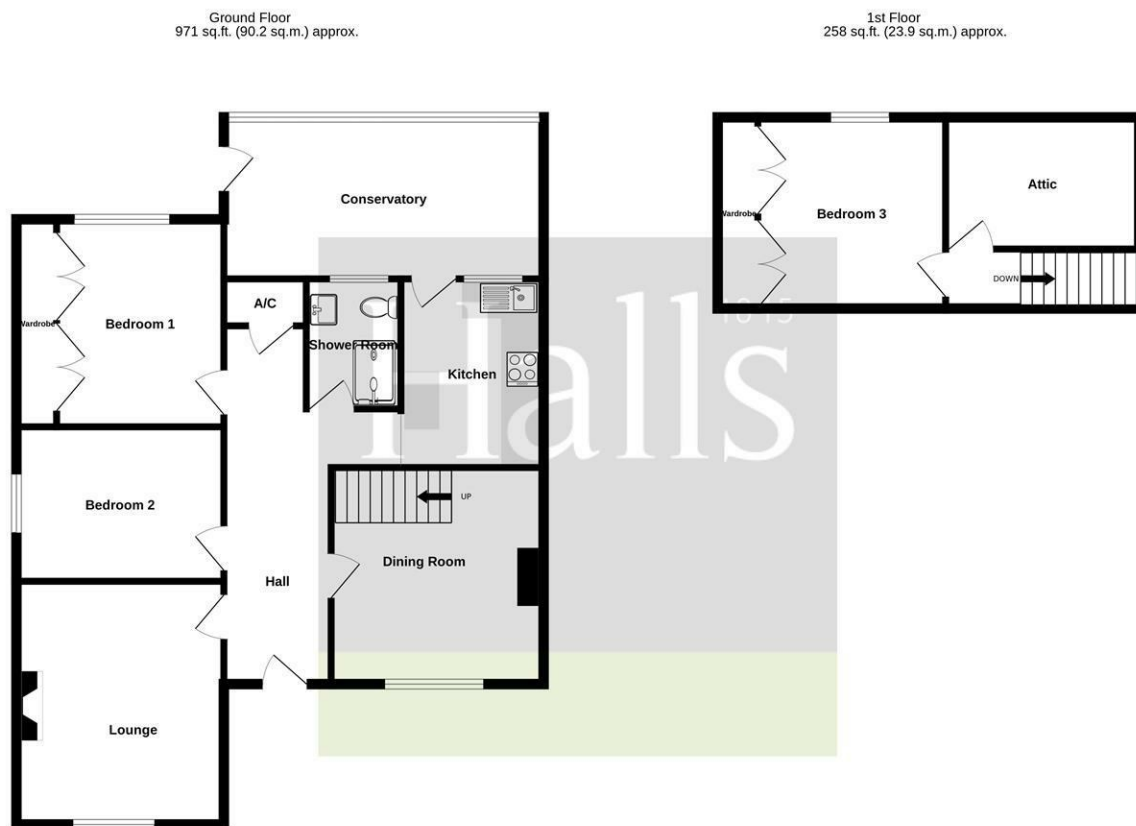
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

ANTI-MONEY LAUNDERING (AML) CHECKS

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.

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TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

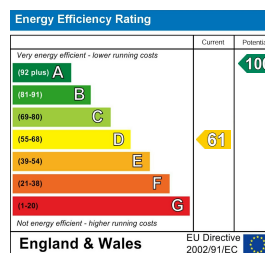
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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