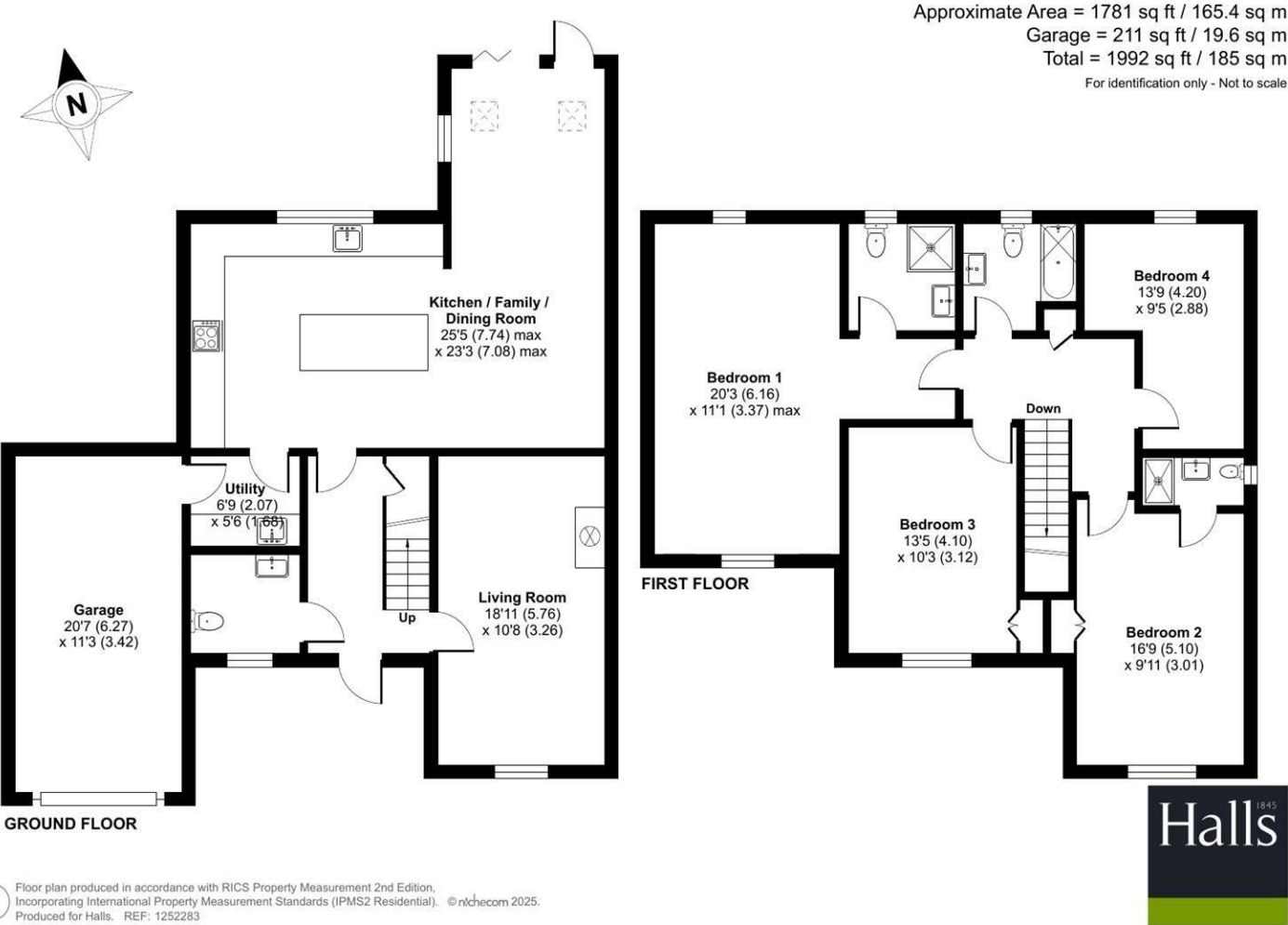


FOR SALE

20 Pear Tree Lane, Whitchurch, Shropshire, SY13 1NG



FOR SALE

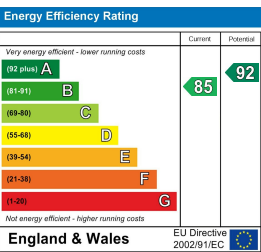
Offers in the region of £600,000

20 Pear Tree Lane, Whitchurch, Shropshire, SY13 1NG

**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 wonderful detached family home offers spacious accommodation to just under 1,900ft<sup>2</sup>. It briefly comprises of a spacious reception hall, cloaks with W.C, utility room and large open plan kitchen/dining/sitting room with windows and bi fold doors to the rear garden and wonderful countryside views and sunsets. To the 1st floor is a master bedroom with dual aspect windows with amazing views, 3 further double bedrooms and 2 further bathrooms. There are large gardens to the front & rear, driveway for many cars, EV charging point and an integral garage.



01948 663 230

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



FOR SALE

Whitchurch Town Centre 0.5 miles, Railway station 1.5 miles, Nantwich 13 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious detached family home
- Popular Residential Area
- Amazing Countryside Views
- Hall, Cloaks, Living Room
- Open Plan Kitchen/Diner/Sitting Room
- Utility Room, 4 Bedrooms
- Three Bathrooms, Large Drive
- Garage and Large Gardens

**Location - Whitchurch**  
The property is situated in one of Whitchurch's most sought after areas and is 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**  
The property was built in 2020 and has an excellent EPC rating of a B. The spacious accommodation comprises a canopied entrance porch and front door that opens into the reception hall. There is a cloakroom with W.C, living room, wonderful day space with open plan fitted kitchen with integrated appliances, central island, dining area and sitting room area with bi fold doors to the rear gardens and adjoining countryside. Off the kitchen is a utility room and internal door to the garage.

To the 1st floor is a landing, spacious master bedroom with dual aspect windows and a large en-suite. There is guest bedroom with en-suite shower room and two further double bedrooms with fitted wardrobes and a family bathroom.

To the front is a large block paved drive suitable for many cars, EV charging point and a single garage. To the side is a vegetable garden and to the rear is a large lawned area that leads down to the adjoining fields.

The property has underfloor heating to the ground floor and traditional central heating radiators to the 1st floor.

**Accommodation Comprises**  
Front entrance canopied porch and door open into the

**Reception Hall**  
Feature solid wooden floors, inset spot lights to the ceiling understairs cupboard and door to the

**Cloakroom**  
White suiter comprising low flush W.C, vanity unit with wash hand basin. There is a tiled floor, double glazed window and inset spotlights.

**Living Room**  
Feature stone fire place, wooden flooring, double glazed windows to the front and inset spot lights.

**Open Plan Kitchen/Diner/Sitting Room**  
Kitchen: Attractive range of base and wall mounted units with extensive Quartz work tops. There is an inset drainer sink unit. large central island with cupboards and breakfast bar. There is an integrated fridge freezer and dishwasher. The kitchen has a number of windows overlooking the gardens and fields beyond. There is also a gas hob, microwave oven, grill and electric fan assisted oven. To the ceiling are inset lights and there is a tiled floor.

Dining / Sitting Area: Solid wood flooring, inset spot lights, windows and bi fold doors to the paved patio area and gardens.

**Utility Room**  
Base and wall mounted units, drainer sink unit and space and plumbing for the washing machine. There is a tiled floor and internal door into the garage.

**1st Floor Landing**  
Stairs ascend from the hall to the 1st floor landing where there is an airing cupboard.

**Master Bedroom**  
There are double glazed windows to the front and back of the house enjoying wonderful views. The layout of the bedroom gives space for the bed and space for wardrobes and a dressing area. There is also a radiator and inset spotlights.

**En Suite**  
White suite comprising large walk in shower, low flush W.C, wash hand basin and towel radiator. There is floor and wall tiling, inset spot lights and double glazed window.

**Bedroom Two (front)**  
Double glazed window to the front with great outlook, fitted wardrobe and drawers, radiator and inset spot lights. Door through to the

**En Suite**  
White suite comprising shower enclosure, vanity unit with wash hand basin and low flush W.C. The en-suite has a towel radiator, floor and wall tiling and double glazed windows.

**Bedroom Three (front)**  
Double glazed window to the front with great outlook, fitted wardrobe and drawers, radiator and inset spot lights.

**Bedroom Four (rear)**  
Double glazed window to rear with great views, fitted wardrobe, desk / dressing table and drawers, radiator and inset spot lights.

**Family Bathroom**  
White suite comprising panelled bath with shower over, low flush W.C and vanity unit with wash hand basin. There is floor and wall tiling, towel radiator, inset spot lights and double glazed window.

**Outside**  
The property is accessed off Pear Tree Lane to a large block paved drive suitable for at least 6 cars. The drive continues to the garage and next to the garage door is an EV charging point. There is a front lawn and access down either side of the house to the rear garden. To the side of the house is a vegetable garden. The main garden to the rear is laid to lawn with fence and hedge to either side and a post and rail fence to the bottom and wonderful views.

**Garage**  
Up & Over door, wall mounted gas fired boiler, 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](https://www.rightmove.co.uk) & [Onthemarket.com](https://www.onthemarket.com) WH1586 050325

**Directions**  
From the centre of Whitchurch and drive out on Chester Road. After about 0.5 of a mile turn left into Pear Tree Lane and the house is located on the right after about 400 metres.

What 3 Words: apartment.confronts.saturate

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

**Services**  
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.