

**FOR SALE**

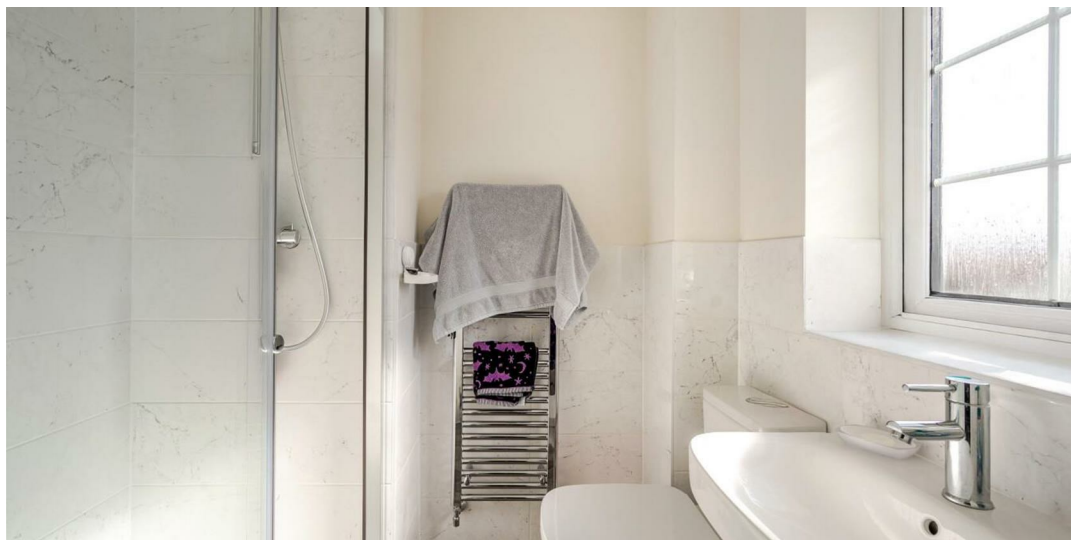
Offers in the region of £359,995

## 9 Dugdale Drive, Whitchurch, Shropshire, SY13 1FH

This spacious detached family home is being sold with NO CHAIN. The accommodation briefly comprises entrance hall, living room, large dining kitchen, utility room and W.C. To the 1st floor are four bedrooms and two bathrooms. There is parking for at least four cars, single garage, front and rear gardens. There is the balance of the 10 year warranty, gas fired heating and double glazed windows.



Whitchurch 0.5 miles, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Modern Detached Family Home
- No Upward Chain,
- Hall, Living Room, Dining Kitchen
- Utility & W.C, Balance of 10 Yr Warranty
- 4 Bedrooms, 2 Bathrooms
- Front & Rear Gardens
- Parking for Four Cars
- Single Garage

#### Location

Sat on the edge of Whitchurch, Shropshire's most historic market town, the property benefits from being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. The railway station is about 1/2 a mile away and is on the Manchester to Cardiff line and goes via Crewe or Shrewsbury.

The Cottage is perfectly situated on the edge of the Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away, Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

#### Brief Description

This spacious detached family home is being sold with NO CHAIN. The property was carefully selected as it is not overlooked at the front and has a drive suitable for at least 4 cars. The accommodation comprises entrance hall, living room, kitchen / diner and cloaks with W.C. To the 1st floor are 4 bedrooms and 2 bathrooms. The house has gas fired heating and double glazed windows. There are enclosed rear gardens with lawns and paved area, The house also still has the balance of the 10 year warranty.

#### Accommodation Comprises

Front entrance door opens into the reception hall. There is a radiator and door to understairs cupboard.

#### Living Room

Double glazed window to the front and radiator.

#### Kitchen Diner

Modern kitchen with a wide range of base and wall mounted units. There is an extensive worktop surface, inset drainer sink unit, integrated fridge freezer, 5 ring gas hob and electric double oven. There is plumbing available for a dishwasher should a buyer want to install one. There are windows and double doors to the gardens and a vinyl floor covering.

#### Utility Room

Base units and worktop surface with an inset drainer sink unit. Space for fridge freezer, vinyl flooring, radiator and door to the garden.

Door to the

#### Cloakroom

Suite comprising low flush W.C, wash hand basin, vinyl floor and radiator.





1 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### 1st Floor Landing

Stairs ascend from the hall to the 1st floor landing where there is a radiator and door to useful store cupboard.

#### Bedroom One (front)

Double glazed windows to the front and a radiator. Door to the

#### En Suite

White suite comprising large shower enclosure, low flush W.C, wash hand basin. towel radiator and double glazed window.

#### Bedroom Two (rear)

Double glazed window overlooking the rear garden and a radiator.

#### Bedroom Three (front)

Double glazed window to the front and a radiator.

#### Bedroom Four (rear)

Double glazed window overlooking the rear garden and a radiator.

#### Family Bathroom

White suite comprising panelled bath, separate shower enclosure, low flush W.C and wash hand basin. There is a towel radiator and double glazed window.

#### Outside

The property is accessed off Dugdale Drive to a large double width drive with parking for at least 4 cars. The drive continues to the garage. The gardens to the front are laid to lawn. There is access from the front to a side garden which is big enough for a garden store shed. The rear garden is laid to lawn with paved patio and storage area to the far side of the house.

#### Garage

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](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)

WH1589 050325 (Draft Details)

#### Directions

From Whitchurch drive out on the Alport Road for about 1/4 of a mile and turn right into Dugdale Drive. Follow the road for about 200 metres and the property is located on the left hand side.

What 3 Words: running.puzzles.minivans

#### Council Tax - Shropshire

The current Council Tax Band is 'E'. 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.

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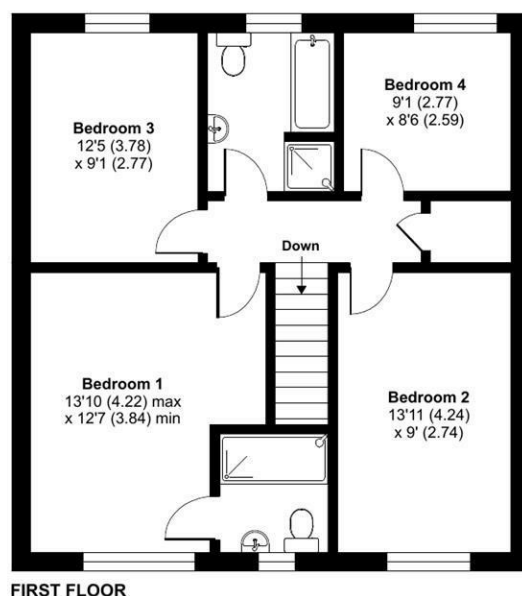
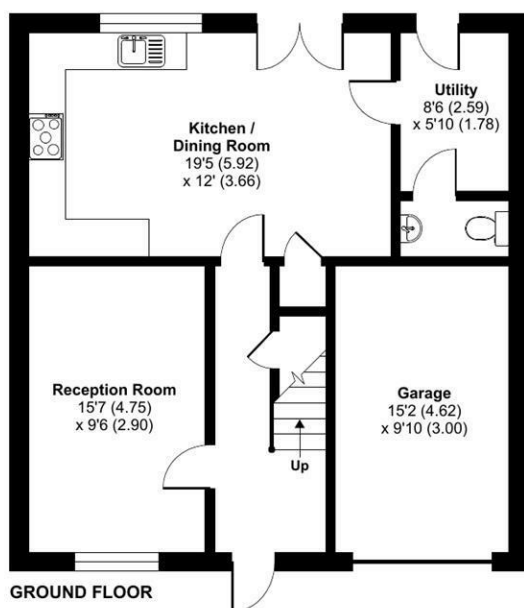


Approximate Area = 1282 sq ft / 119.1 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1425 sq ft / 132.4 sq m

For identification only - Not to scale

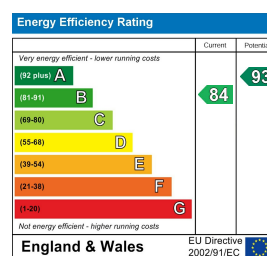


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1257750

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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 663 230

**Whitchurch Sales**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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