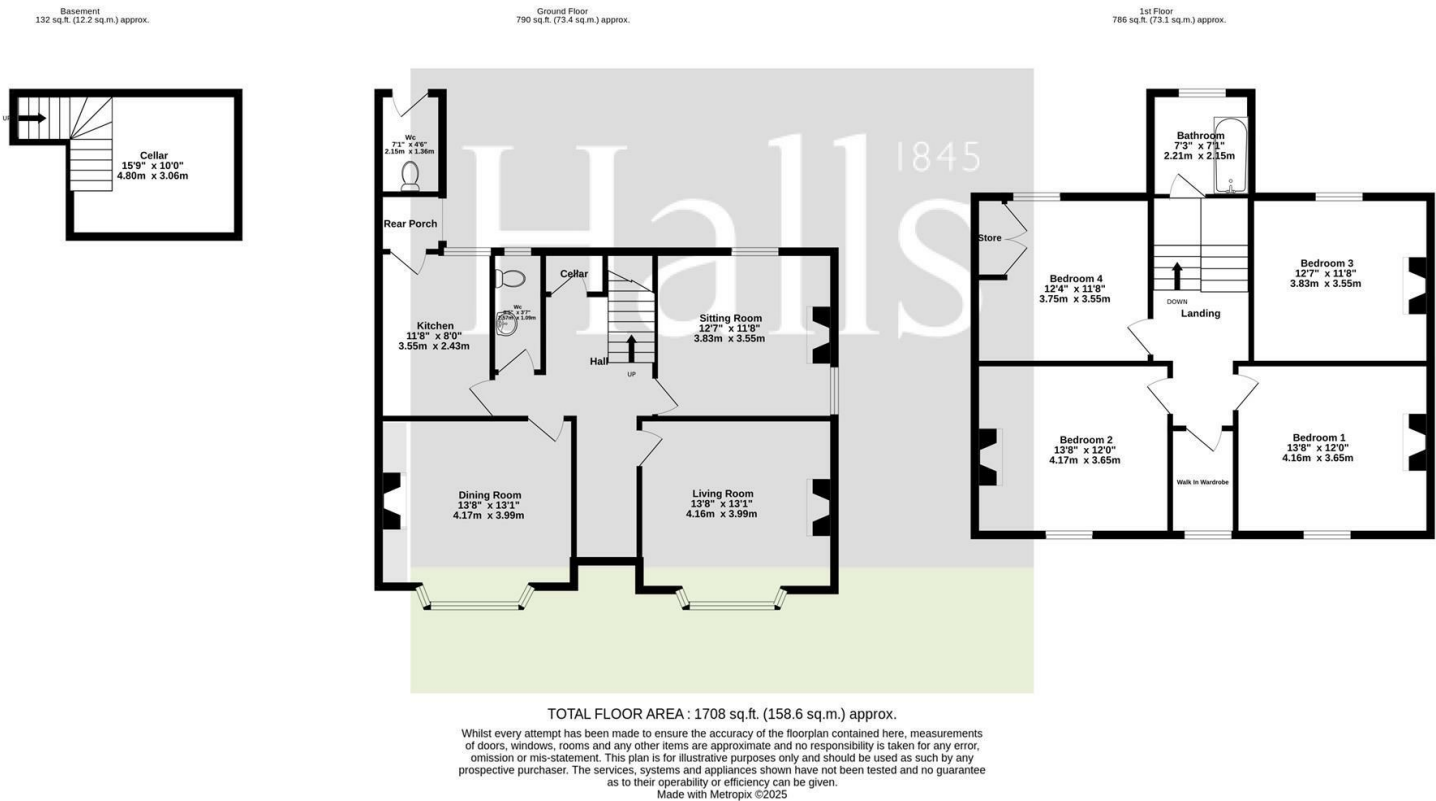


FOR SALE

1 Wrexham Road, Whitchurch, Shropshire, SY13 1HP

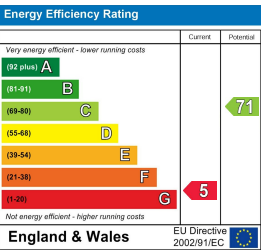


1 Wrexham Road, Whitchurch, Shropshire, SY13 1HP

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



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 1/4 mile, Railway Station 3/4 mile, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Detached Family Home with Barn
- Development Opportunity
- Close to Town Centre
- Period Features, No Chain
- 3 receptions, Kitchen, W.C
- 4 Bedrooms & 1 Bathrooms
- Gardens and Off Street Parking
- Viewing Highly Recommended

Location

The property is located within 1/4 of 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

This unique Victorian detached family home is being sold with NO CHAIN and will require a full programme of renovation and modernisation. In addition to the house there is a 2 storey barn that was used by the original owners for stabling of their horse, coach house and hay barn. The property briefly comprises reception hall, cloaks with W.C, 3 reception rooms, kitchen and cellar. To the 1st floor are three double bedrooms and two bathrooms.

There are gardens to the front, side and rear and off road parking.

The property has significant development potential subject to planning.

Accommodation Comprises

There is a recessed entrance porch and front door that opens into the hall.

Reception Hall

Feature herringbone quarry tiled floor and staircase.

Cloaks

Suite comprising low flush W.C, wash hand basin and window to the rear.

Living Room

Double glazed window to the front, exposed floor boards and window to the front.

Dining Room

Double glazed bay window to the front, quarry tiled floor, feature fireplace housing the original range style oven. There are recessed cupboards either side and quarry tiled floor.

Sitting Room

Double glazed windows, fireplace and exposed floor boards.

Kitchen

Base unit with sink, quarry tiled floor, window and door to the rear.

Cellar

Door from the hall to the entrance to the cellar where there are steps down to it. There is a modern electrical consumer unit, shelving and useful storage.

1st Floor Landing

Stairs ascend from the hall to a half landing where there is a door to the bathroom.

Stairs continue up to the large 1st floor landing.

Bedroom One (front)

Window to the front and fire place.

Bedroom Two (front)

Window to the front and fire place.

Bedroom Three (rear)

Window to the rear and fire place.

Bedroom Four (rear)

Window to the rear, shower enclosure, low flush W.C and wash hand basin.

Outside

The property is accessed from Wrexham Road to a parking area. There is also a pedestrian access with steps up to the front door. There are gardens to the front, side and rear. Also to the rear is an out house with W.C.

Detached Barn

To the side of the property is a large detached 2 storey barn with double doors leading to the spacious open ground floor. There are steps to the 1st floor.

From the ground floor there is a store room that has been used as a tack room in the past.

Directions

From the centre of Whitchurch drive out on Mill Street and at the junction turn into Highgate which then becomes Wrexham Road. The property is located on the right hand side after 50 metres.

What 3 Words: first.lakeside.offerings

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
WH1606 250325

Council Tax - Shropshire

The current Council Tax Band is 'D'. 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.