

**FOR SALE**

Offers in the region of £275,000

1 Westune Avenue, Whitchurch, Shropshire,
SY13 1TH

This detached bungalow is located in the cul de sac of Westune Avenue and is being sold with NO CHAIN. The property comprises entrance porch, reception hall, living room, dining room, kitchen, two bedrooms and a shower room. There are landscaped gardens, drive and garage. The property will require some cosmetic improvements. It also has gas fired heating and double glazed windows.



Whitchurch 1 mile, Nantwich 12 miles, Crewe 15.5 miles, Wrexham 16 miles, Shrewsbury 20 miles, Chester 21 miles. All distances are approximate.



- Detached Bungalow with No Chain
- Entrance Porch, Reception Hall
- Living Room, Dining Room
- Kitchen, 2 Double Bedrooms
- Shower Room, D.G Windows
- Cul De Sac Position
- Landscaped Gardens, Summer House
- Drive and Tandem Garage

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, 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. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

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

Halls are delighted with the instructions to market 1 Westune Avenue for sale by private treaty.

This detached bungalow is being sold with NO CHAIN and it briefly comprises a spacious entrance porch with store cupboards, spacious reception hall, living room with large picture window, dining room with windows overlooking the landscaped rear garden. There is a sliding door through to the modern fitted kitchen. There are two double bedrooms and a modern shower room with vanity unit with inset wash hand basin & W.C.

The property has gas fired central heating and double glazed windows.

Outside

The property is accessed off the cul de sac to a drive suitable for a number of cars. The drive continues to the large tandem style garage with a remote controlled shutter door. The garage also has plumbing in for a washing machine.

There are landscaped gardens to the front and there is access down either side of the house to the spacious rear garden which comprises a central circular lawn, mature flower borders with a wide range of plants and shrubs. The rear garden also has a timber framed summer house overlooking the gardens.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Accommodation Comprises

Entrance Porch
Reception Hall
Living Room
Dining Room
Kitchen
Bedroom One
Bedroom Two
Shower Room

Directions

From our office proceed down Mill Street, at the T Junction turn left into Rosemary Lane, first right into Alkington Road, continue passing the turn for Beech Avenue on the left, continue and take the next left into Highfields Avenue follow the road until you come to Westune Avenue on the left. Turn into the cul de sac and it is the 1st on the left.

What 3 Words

///look.otter.enjoyable

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1629 160525

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

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.

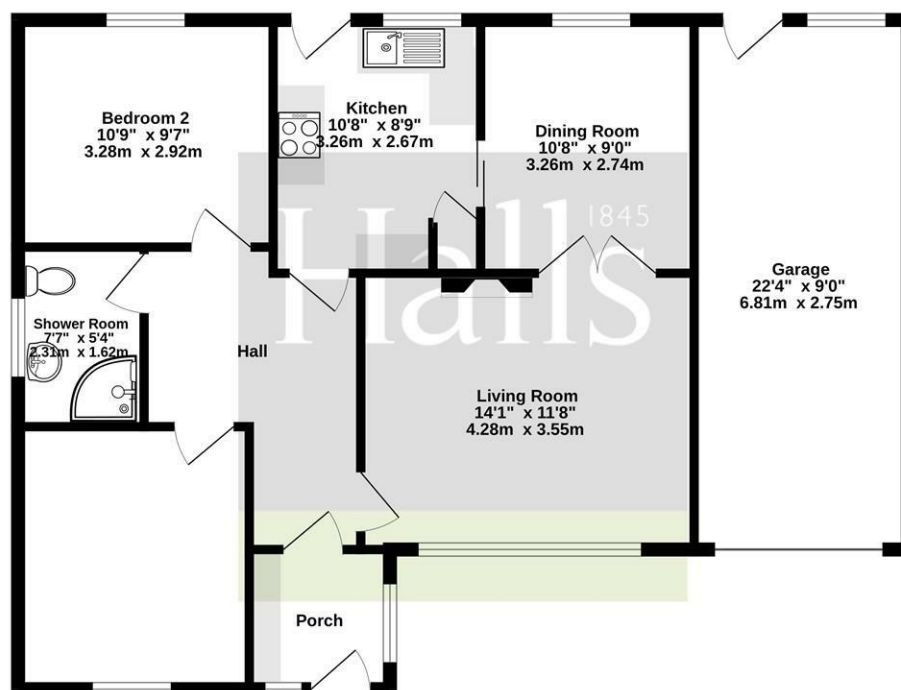
Tenure - Freehold

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

FOR SALE

1 Westune Avenue, Whitchurch, Shropshire, SY13 1TH

Ground Floor
927 sq.ft. (86.1 sq.m.) approx.

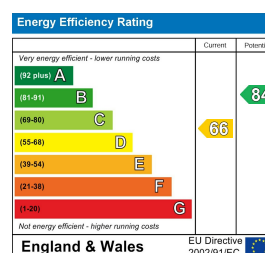


TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for 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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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 Ratings



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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