

**FOR SALE**

Offers in the region of £345,000

Fig House 163 High Street, Malpas, Cheshire, SY14 8PR

Fig House is located close to the centre of Malpas and offers spacious accommodation. The property is being sold with NO CHAIN and briefly comprises entrance hall, living room, dining room, family room, breakfast kitchen and ground floor shower room. To the first floor is a master bedroom with en-suite shower room, a further bedroom and family bathroom. Outside is a very pleasant courtyard garden. It has double glazing and gas fired heating.



Whitchurch 6 miles, Chester 17 miles, Wrexham 12 miles & Shrewsbury 27 miles. All distances are approximate.



- Mature Semi Detached House
- No Upward Chain
- Hall, Living Room, Dining Room
- Family Room, Breakfast Kitchen
- Two Double Bedrooms
- Three bathrooms
- Courtyard style garden
- Central Village Location

Location

Malpas is a beautiful and well regarded popular village in South West Cheshire. It enjoys the benefits of several very good schools, restaurants, pubs, doctors surgery and a selection of local shops.

The village has recently been in the spotlight as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village showcasing stunning 12th Century architecture. Nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is only 6 Miles away which has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Brief Description

Halls are delighted with instructions to offer Fig House in Malpas for sale by private treaty.

Fig House has been carefully maintained and improved by the current vendor. This spacious, extended semi detached house located close to the heart of Malpas is being sold with No Upward Chain. The property enjoys all the conveniences of modernity as well as a much improved courtyard garden. The property provides over 1,000 sq ft of thoughtfully designed and tastefully appointed living accommodation, situated over two floors. To the ground floor is an entrance hall, wonderful living room, dining room and family room. There is a spacious breakfast kitchen and shower room. To the first floor are two well-proportioned bedrooms (the master enjoying an en-suite) and there is also a family bathroom.

The property has the benefit of two feature fireplaces as well as wonderful bay windows facing South-East, maximising the pleasant morning light from the frontage. Fig House is complemented by a respectable level of external space which is an ideal spot for outdoor dining and entertaining.

Outside

The property is located on High Street and there is a parking space for a small car to the side of the property as well as on street parking. To the rear there is an enclosed courtyard garden with a paved sitting area and raised flower beds which can be accessed via the side of the property or from the kitchen.



3 Reception
Room/s



2 Bedroom/s



3 Bath/Shower
Room/s



Accommodation Comprises

- Ground Floor -
Entrance Hall
Sitting Room
Lounge
Diner
Breakfast Kitchen
Ground Floor Shower Room

- First Floor -
Bedroom One to the front
En-Suite
Bedroom Two
Family Bathroom

Directions

From Whitchurch drive out along Chester Road until you arrive at a roundabout. Take the 2nd for the A41 towards Chester. Drive through Grindley Brook and continue along the road for approx. 4 miles until you come to the roundabout at Hampton. Turn left for Malpas and drive up into Malpas. At the junction in the village turn right onto High Street and the property is located just down on the right hand side.

W3W

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Schooling

Malpas has excellent junior and secondary schools which are very popular. Further afield are excellent private schools including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh, Adcote School for Girls and Moreton Hall in Shropshire.

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.

Council Tax - Cheshire

The current Council Tax Band is 'C'. For further enquiries contact Cheshire West Council.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch

You can also find Halls properties at Rightmove & Onthemarket

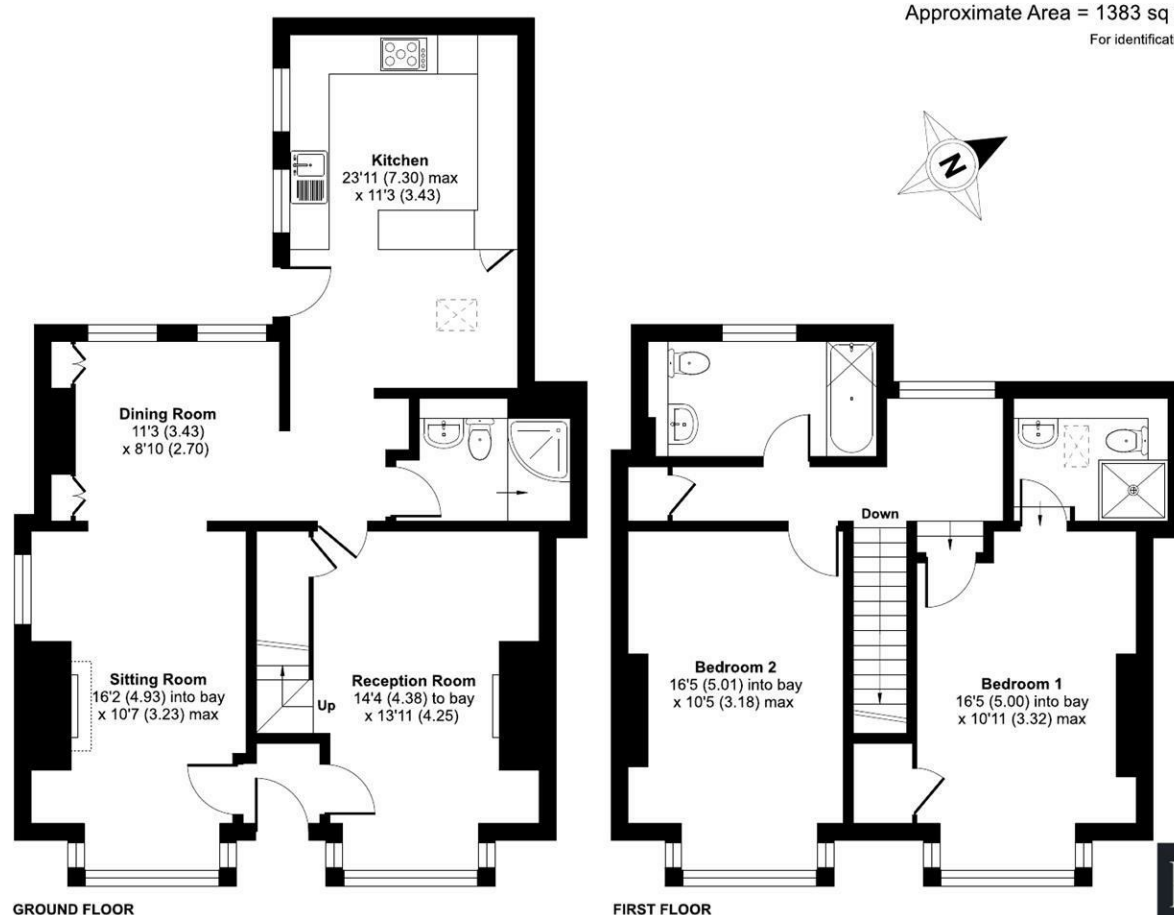
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ANTI-MONEY LAUNDERING (AML) CHECKS

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.

FOR SALE

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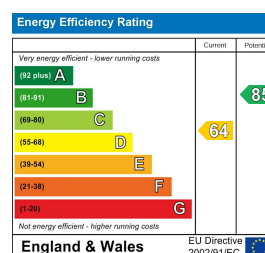
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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

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