

**FOR SALE**

Offers in the region of £485,000

6 Pear Tree Lane, Whitchurch, SY13 1NG

6 Pear Tree Lane is a wonderful detached bungalow located in a prime residential area of Whitchurch and it is being sold with NO CHAIN. The property comprises reception hall, living room, large dining kitchen, utility room, cloaks with W.C, three bedrooms and two bathrooms. There are landscaped gardens to the front and rear, summer house, block paved drive and a single garage. Viewing is highly recommended.



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



- Detached well Presented Bungalow
- No Upward Chain, Prime Location
- Reception Hall, Living Room
- Utility & Cloaks with W.C
- 3 Bedrooms, 2 Bathrooms
- Landscaped Front & Rear Gardens
- Block Paved Drive & Single Garage
- D.G Windows and Gas C.H

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 to be instructed to market 6 Pear Tree Lane for sale by private treaty.

This immaculate detached three bedroom bungalow is being sold with NO UPWARD CHAIN. The property is presented to an exceptional standard and briefly comprises reception hall with cloaks cupboards, living room with feature fire, windows and double doors to the gardens. The property has a large dining / kitchen with central island and breakfast bar. There are also a wide range of base and wall mounted units, work top surfaces integrated appliances including dishwasher and fridge freezer. There are windows and double doors that lead to the gardens. Off the kitchen is a spacious utility room with plumbing for washing machine and space for a tumble dryer. There is an internal door off the utility to the garage and a cloaks with W.C.

There is a spacious master bedroom with fitted wardrobes and an en-suite shower room. The second bedroom also has an en-suite and the third bedroom could also be used as an office. The property has gas fired heating and double glazed windows.

Gardens & Garage

The property is accessed from Pear Tree Lane onto a block paved drive suitable for at least 4 cars. The drive continues to the attached single garage which has power and lighting. The gardens to front are laid to lawn with flower borders and there is access down the side to the spacious enclosed rear garden. This comprises paved patio area, lawns, mature flower borders and a modern summer house / studio. The garden also has a greenhouse and garden store shed.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



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 200 metres.

What 3 Words

///undertone.cooks.expecting

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) 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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1637 030625 (Draft Details)

Council Tax - Shropshire

The current Council Tax Band is 'E' on the Shropshire Council Register.

Local Authority - Shropshire

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

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.

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Approximate Area = 1400 sq ft / 130.1 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1634 sq ft / 151.8 sq m

For identification only - Not to scale

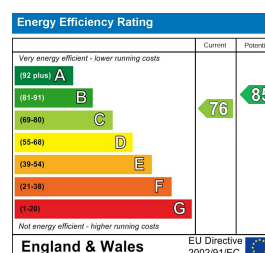
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1305072



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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