



FOR SALE

Offers in the region of £275,000

Sweet Briar Faults, Whitchurch, Shropshire, SY13 2AS

Sweet Briar is a charming spacious detached property which is being sold with NO CHAIN. The property will require some cosmetic modernisation and comprises entrance porch, reception hall, living room, dining/kitchen, two double bedrooms and a bathroom. There are large gardens to the front and rear of the property, drive and a large single garage. The property has double glazed windows and electric night storage heaters.



Whitchurch 7 miles, Shrewsbury 18 miles, Telford 18 miles & Chester 28 miles. All distances are approximate.



- Detached Bungalow
- No Upward Chain
- Requires Some Modernisation
- Front & Rear Gardens
- Drive and Garage
- Village Location

Location

The property is located in the small hamlet of Fauls Green where there is a village hall and church. Whitchurch is approximately 7 miles from the property where there are supermarkets, local shops, restaurants and pubs. There is a village school close by at Lower Heath and secondary schools in Whitchurch and Market Drayton. There are also a number of private schools in the area.

The property is well situated for access to the motorway and rail network and the large towns of Chester, Shrewsbury and Telford.

Brief Description

Halls are delighted to be instructed to sell Sweet Briar by private treaty.

The spacious two bedroom detached bungalow comprises entrance porch, reception hall, living room, dining/kitchen with a range of cupboards work tops, drainer sink unit and larder style cupboards. There is space for an electric cooker, plumbing for a washing machine and space for an under counter fridge. It has two double bedrooms and a bathroom. The property has double glazed windows and electric night storage heating. It will require a programme of cosmetic modernisation.

Gardens & Garage

The property is accessed off the lane through a set of gates. There is a large driveway for two or three cars which leads up to the garage. The property has the benefit of spacious gardens to the front and rear.

Directions

From Whitchurch drive South on the A41 heading towards Market Drayton. After about 6 miles turn right signposted for Hodnet & Wem and follow the road for about 1 mile and turn left for Darliston, Fauls Green & Wollerton. Continue along the road and drive through the village of Fauls Green and the property is on the left hand side just before the church.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



What 3 Words

///plenty.balancing.paramedic

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
WH1640 090625 (Draft Details)

Council Tax - Shropshire

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

Local Authority - Shropshire

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

Services

We believe that mains water, electricity and drainage are available to the property. The heating is via electric radiators.

Tenure - Freehold

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

FOR SALE

Sweet Briar Faults, Whitchurch, Shropshire, SY13 2AS



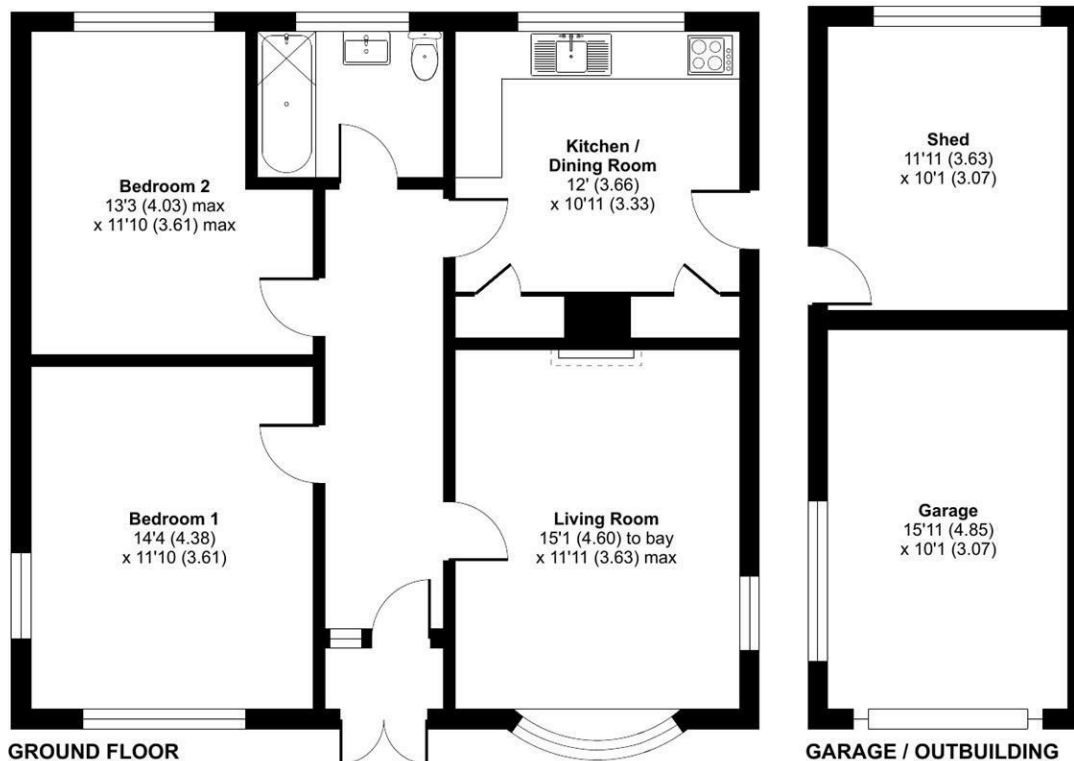
Approximate Area = 852 sq ft / 79.1 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 1132 sq ft / 105 sq m

For identification only - Not to scale

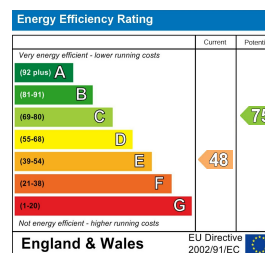


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1305942

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 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.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.