

**FOR SALE**

Offers in the region of £450,000

2 Northwood Cottages, Fauls, Whitchurch, Shropshire, SY13 2BA

2 Northwood Cottages is a charming semi detached rural cottage that has been extended and enhanced by the owners. The property is being sold with NO UPWARD CHAIN. The accommodation briefly comprises entrance porch, hall sitting room, dining room, study, large breakfast kitchen, utility & W.C. There are four bedrooms and two bathrooms. There are large gardens to the rear, driveway and double garage with store room and office above.





- Charming Extended Family Home
- No Upward Chain
- Countryside Views and Rural Location
- Drive for Many Cars / Vehicles
- Detached Double Garage and Office Space
- Large Front & Rear Gardens

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 2 Northwood Cottages by private treaty.

The property comprises a useful entrance porch with tiled floor, hall, sitting room with feature brick fire place and log burner. There is a dining room, large dining kitchen with a wide range of cupboards, extensive granite work top surfaces, range style cooker, integrated appliances, drainer sink unit and tiled floor. There are windows and door off the kitchen to the enclosed and spacious courtyard garden. The property also has the benefit of practical spaces including a study, laundry room and cloaks with with W.C.

The stairs ascend from the hall to the first floor landing where there is an airing cupboard and radiator. The master bedroom to the front has a wonderful view over the surrounding countryside. There is a built in cupboard and door to a luxurious modern en-suite with large walk in shower, vanity unit with wash hand basin and W.C. There are three further bedrooms and a family bathroom with panelled bath with shower mixer tap, low flush W.C and wash hand basin.

The property has oil fired heating and double glazed windows.

GARDENS & GARAGE

The property is accessed off the lane through a set of gates onto a gravelled driveway. The drive is generous and suitable for many cars which leads down the side of the house to the double garage. There are up and over doors to the garage with a workshop area to the rear. To the back of the garage with a separate door is a cold room / store. There are set of stairs that lead up from the far side of the garage to a very useful office / games room.

There is a lawn to the front of the property, spacious enclosed courtyard style garden with a raised bed, large flag stone paviours and a wall with gate leading to the garden. This is mainly laid to lawn with mature borders, summer house and fruit trees. There is a wicket syle fence and gate that leads to a further area of garden.

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 continuing on the road and the property is on the right hand side after about half a mile.

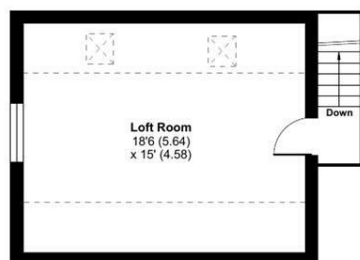
WHAT 3 WORDS

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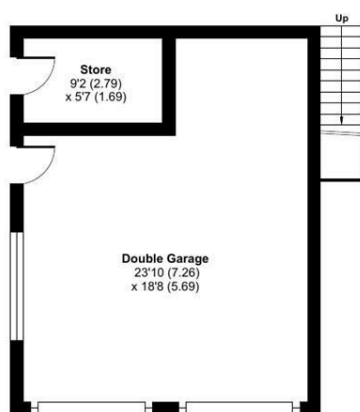


Approximate Area = 1407 sq ft / 130.7 sq m
 Limited Use Area(s) = 121 sq ft / 11.2 sq m
 Garage = 538 sq ft / 49.9 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 2117 sq ft / 196.5 sq m

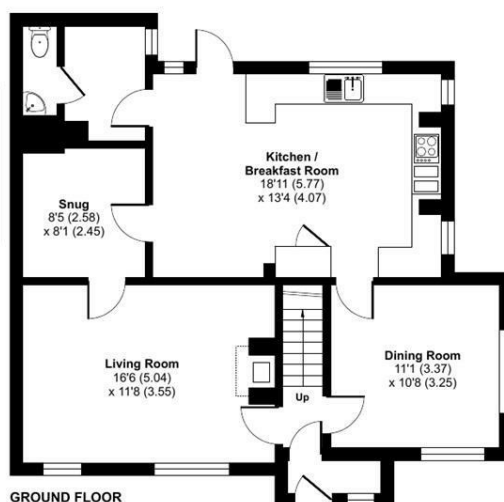
For identification only - Not to scale



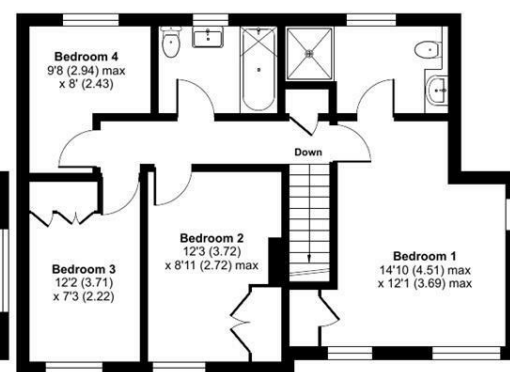
GARAGE FIRST FLOOR



OUTBUILDING / GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide
 and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



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
WH1639 040625 (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 and electricity are available to the property. Drainage is to a septic tank. The heating is via an oil 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

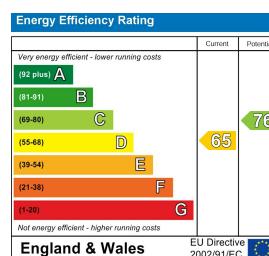
2 Northwood Cottages, Faults, Whitchurch, Shropshire, SY13 2BA



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 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



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