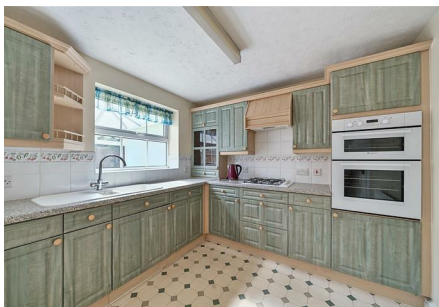


**FOR SALE**

Offers in the region of £350,000

17 Meadowcroft, Whitchurch, Shropshire, SY13  
1BD

This is a great opportunity to purchase a property with NO CHAIN in a popular location towards the end of a cul-de-sac. The property briefly comprises entrance hall, living room, dining room, conservatory, kitchen, utility and cloaks with W.C. To the first floor are four bedrooms and two bathrooms. The property has gas central heating and double glazed windows. There is a drive for three cars, garage, front and rear gardens.



Whitchurch Town Centre 0.5 miles, Nantwich 13 miles, Shrewsbury & Chester 20 miles.  
All distances are approximate.



- Modern Detached Family Home
- 4 Bedrooms, 2 bathrooms
- Front & Rear Gardens
- Driveway for 3 Cars & Garage
- No Upward Chain
- Nearby Local Walks

### Location - Whitchurch

The property is located at the end of the cul-de-sac in a quiet and peaceful location with access to wonderful walks along the canal basin and beyond. The town centre is within 1/2 a mile of a property, 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 and railway station is only 3/4 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 with the sale of 17 Meadowcroft by private treaty.

The property comprises a front entrance door opening into the entrance hall with a storage area beneath the stairs. There is a door to the cloakroom with W.C and wash hand basin. The property benefits from a spacious living room with windows to the front and sliding doors to the rear garden. There is a spacious dining room to the front and the kitchen is to the rear overlooking the garden. It has a range of base and wall mounted units, space for a fridge freezer, gas hob and double oven. The doorway from the kitchen opens into the utility room with space and plumbing for a washing machine, drainer sink unit and cupboards. The back door then opens into a large conservatory with a tiled floor, double glazed windows and doors, power and lighting.

The stairs ascend from the hall to the first floor landing. There is a window to the front with a pleasant outlook and an airing cupboard with gas fired boiler and storage space. The property has three double bedrooms, one single bedroom/office, an en-suite shower room to the main bedroom and a family bathroom.

### Outside & Gardens

The property is accessed from the road to a driveway suitable for at least 3 cars. There is an area of garden to the front and access to the rear garden from either side of the house. The drive continues down the side of the house to the single garage which has an up and over door, power and lighting.

The enclosed rear garden comprises paved patio area, lawns and flower borders.



3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



### Directions

Approaching Whitchurch on the A41 Whitchurch Bypass, take the exit onto Wrexham Road B5398, take the second left into Chemistry and follow the road going left at the roundabout into Meadow Croft and follow the road. The property can be found on the left towards the end of the cul-de-sac.

### What 3 Words

///raced.comedy.grandest

### 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  
WH1648 199625

### Local Authority - Shropshire

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

### Council Tax - Shropshire

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

### Services - All

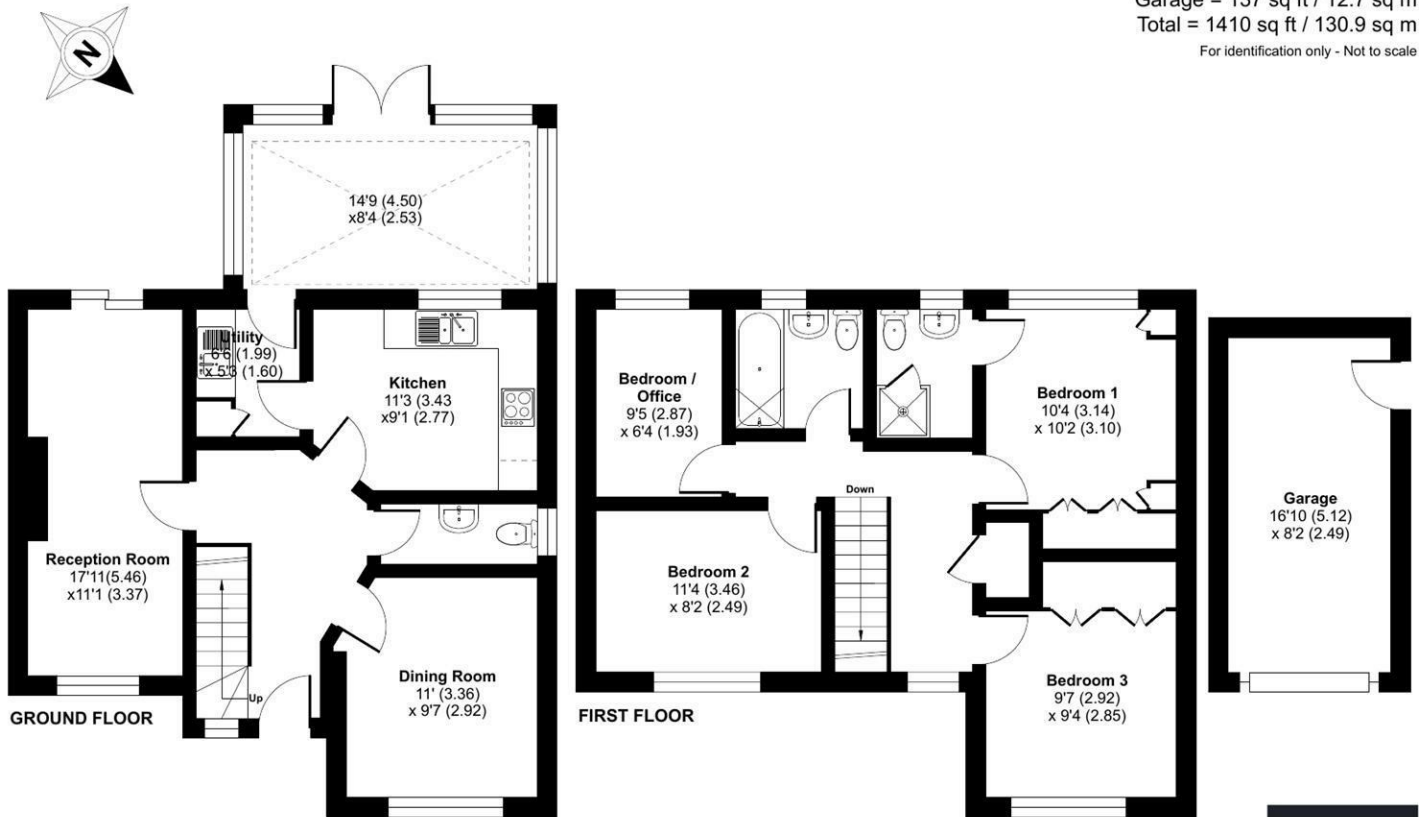
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

### Tenure - Freehold

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

17 Meadowcroft, Whitchurch, Shropshire, SY13 1BD

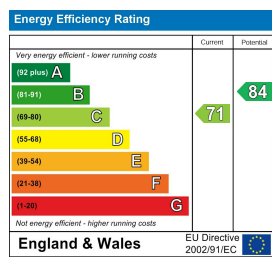
Approximate Area = 1273 sq ft / 118.2 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Total = 1410 sq ft / 130.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1314378

**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@hallsgb.com



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