

**FOR SALE**

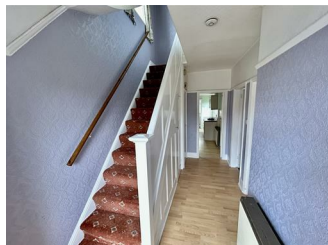
Offers in the region of £199,995

62 Dodington, Whitchurch, Shropshire, SY13 1EN

This spacious semi detached house is being sold with NO CHAIN and will require some modernisation. The property comprises an entrance hall, lounge, dining room, breakfast kitchen and a wet room with W.C. To the first floor are three bedrooms, a bathroom and separate W.C. There is a wide driveway suitable for 2 or 3 cars, as well as front and rear gardens. The house has electric night storage heaters and UPVC double glazed windows.



Whitchurch Town Centre 1/4 a mile, Nantwich 10 miles, Chester & Shrewsbury 20 miles.
All distances are approximate.



- Mature Semi Detached House
- No Upward Chain
- Requires Cosmetic Modernisation
- Three Bedrooms and Wet Room with W.C
- Driveway, Front & Rear Gardens
- Closeby to the Town Centre

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 sell 62 Dodington by private treaty.

The property is being sold with NO CHAIN and will require some modernisation. The accommodation comprises spacious entrance hall, lounge, dining room, kitchen and wet room. To the first floor are three bedrooms, a bathroom and separate W.C.

The property has double glazed windows and electric night storage heating. To the front is a wide drive suitable for at least 2 or 3 cars, front lawn with surrounding flower borders. The drive continues down the side of the house to a gate that opens into the rear garden.

The rear garden comprises a concrete area to the rear of the house which would be ideal for a seating area. There are lawns, flower borders and concrete hard standing perfect for a large garden shed.

Directions

From the centre of Whitchurch walk out along Watergate Street then Dodington for about 1/4 of a mile. The property is located on the left hand side about 50 metres passed the pedestrian crossing.

What 3 Words

///migrate.coasted.flop



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



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
WH1651 240625

Council Tax - Shropshire

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

Local Authority - Shropshire

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

Services

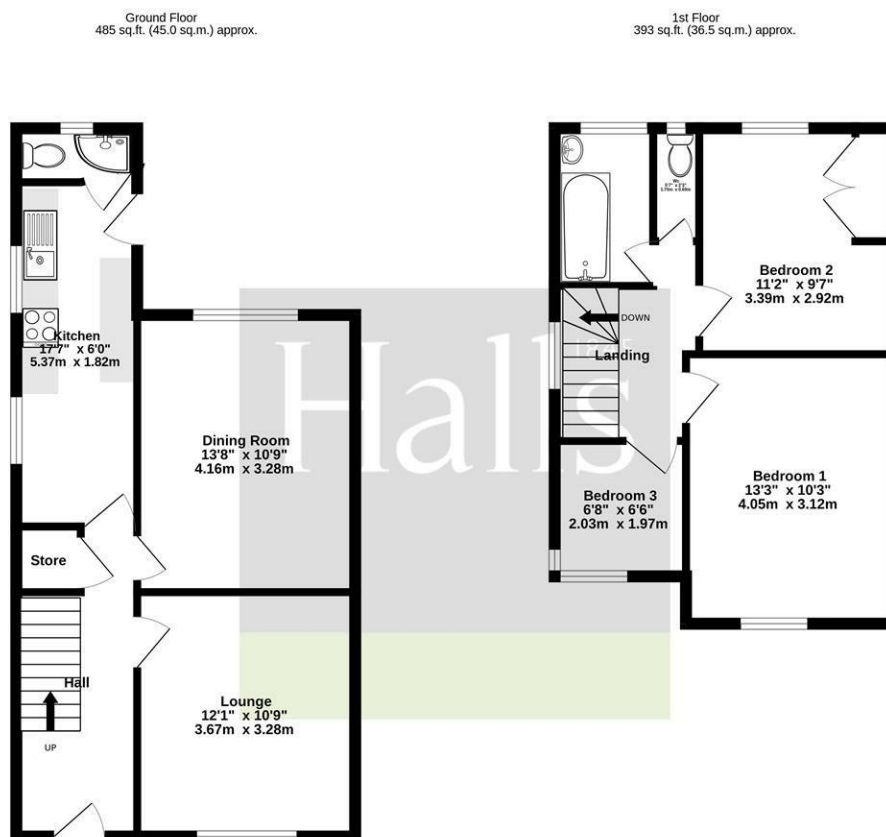
We believe that mains water, electricity and drainage are available to the property.

Tenure - Freehold

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

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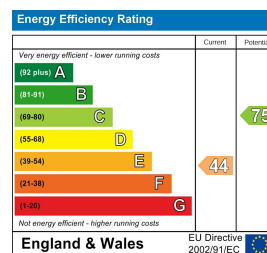
TOTAL FLOOR AREA: 878 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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