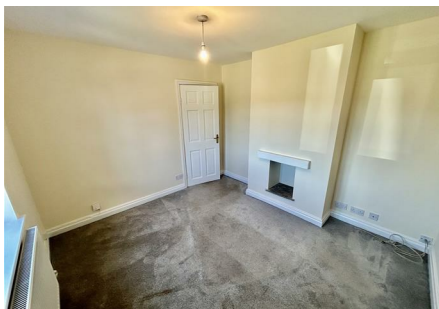


**FOR SALE**

Offers in the region of £172,500

66 Smallbrook Road, Whitchurch, SY13 1BX

This is an excellent opportunity to acquire your 1st home or an investment property. The property has recently been re decorated throughout and is presented to a good standard. The accommodation comprises entrance porch, reception hall, living room and large dining kitchen. To the 1st floor are two double bedrooms and a modern bathroom suite. There are gardens to the front and a large rear garden with useful sheds.





Whitchurch 0.5 miles, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



- **Spacious Mid Terraced House**
- **No Upward Chain**
- **Ideal for First Time Buyers**
- **Two Double Bedrooms**
- **Modern Bathroom Suite**
- **Front and Rear Gardens**

## 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 selling 66 Smallbrook Road by private treaty.

The property is being sold with NO UPWARD CHAIN and is presented to a good standard. The accommodation comprises entrance porch, reception hall, lounge and spacious dining kitchen. The kitchen area comprises a range of base and wall mounted units, wooden worktops, drainer sink unit, electric hob and oven below. There is also space for an undercounter fridge. There are windows to the rear, tiled floor and a door leading to the rear lobby with plumbing for washing machine. There are windows and doors from the lobby to the rear garden.

The stairs ascend from the reception hall to the 1st floor landing where there is an airing cupboard housing the gas boiler. There are two double bedrooms with the master bedroom having a walk in wardrobe. The property has a modern bathroom suite with panelled bath with electric shower, wash hand basin and low flush W.C. The house has UPVC double glazed windows and gas fired heating.

## Outside & Gardens

The property is located off Smallbrook Road where there is on street parking. There is the possibility of off street parking subject to planning. To the front is a lawned area and path that leads to the front door. There is a shared alleyway with no.68 to a gate that leads into the enclosed rear garden. There is a large concreted terrace with access into the two brick built garden store sheds with one having a power supply. There are steps that leads up to the large lawned garden area enclosed by fencing.



2 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



### Directions

From the centre of Whitchurch drive out on Smallbrook Road for about 1/2 a mile and the property is opposite the entrance to Westbrook Avenue.

### What 3 Words

///wedge.method.adopters

### 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  
WH1656 020725

### Council Tax - Shropshire

The current Council Tax Band is 'A' 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.



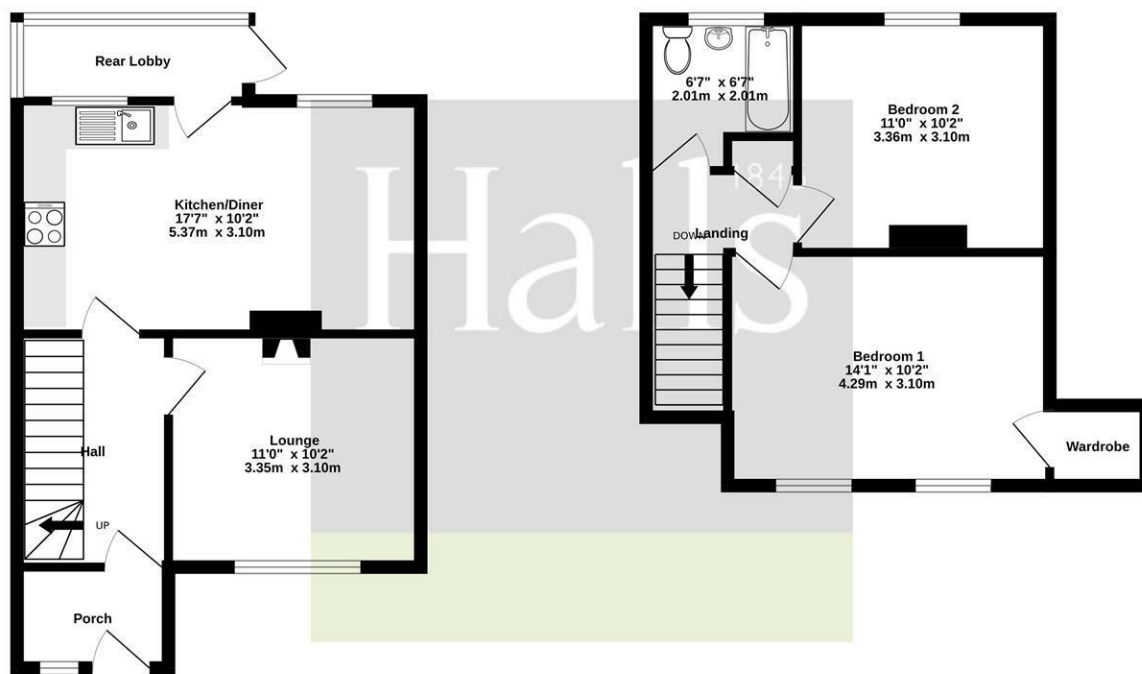


# FOR SALE

## 66 Smallbrook Road, Whitchurch, SY13 1BX

Ground Floor  
418 sq.ft. (38.9 sq.m.) approx.

1st Floor  
359 sq.ft. (33.3 sq.m.) approx.



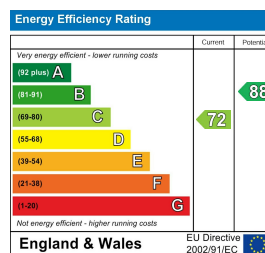
TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

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@halls.gb.com](mailto:whitchurch@halls.gb.com)



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