

**FOR SALE**

Offers in the region of £265,000

5 Clayton Drive, Whitchurch, Shropshire,
SY13 1PX

This wonderful semi detached dormer bungalow is located in the cul de sac of Clayton Drive. The area is very popular as it is within walking distance of the town and neighbouring countryside. The property is being sold with NO CHAIN. It comprises entrance hall, lounge/diner, kitchen, ground floor bedroom and shower room. To the first floor are two double bedrooms and a bathroom. There are attractive gardens, drive and garage.



Whitchurch Town Centre 1 mile, Railway Station 1 mile, Nantwich 12 miles, Shrewsbury 20 miles, Chester 23 miles.

(Please note all distances are approximate)



- Mature Semi Detached Dormer Bungalow
- No Upward Chain, Popular Location
- Front & Rear Gardens, Garage
- Popular Residential Area
- Requires Some Modernisation
- Viewing Highly Recommended

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 market 5 Clayton Drive by private treaty.

The property is located in the popular cul de sac of Clayton Drive and is being sold with No Chain. The property comprises entrance hall with two very useful store cupboards, living room with large picture window to the front and a dining area with patio doors to the enclosed rear garden. There is a kitchen with wide range of base and wall mounted units, drainer sink unit, window and door to the rear garden and an electric cooker point. There is a ground floor bedroom / study and ground floor shower room with W.C, wash hand basin and corner shower.

There are stairs with a stair lift that ascend to the 1st floor which has a large linen / store cupboard. There are two double bedrooms and a bathroom. The property has gas central heating and double glazed windows.

Outside & Gardens

The property is accessed off Clayton Drive to a drive that leads to the single garage. The garage has an up and over door. There are landscaped gardens to the front with lawn and flower borders. The rear garden can be accessed down the side of the property or from the house and comprises patio area, raised lawns with attractive and mature flower borders.

Directions

From Brownlow Street turn right into Claypit Street, continue into Alport Road and follow the road for about 1/2 a mile and turn into Clayton Drive. Continue into the cul de sac and the property is located on the left hand side.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



What 3 Words

///outlawing.bikes.hides

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.

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1659 240725

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 - 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

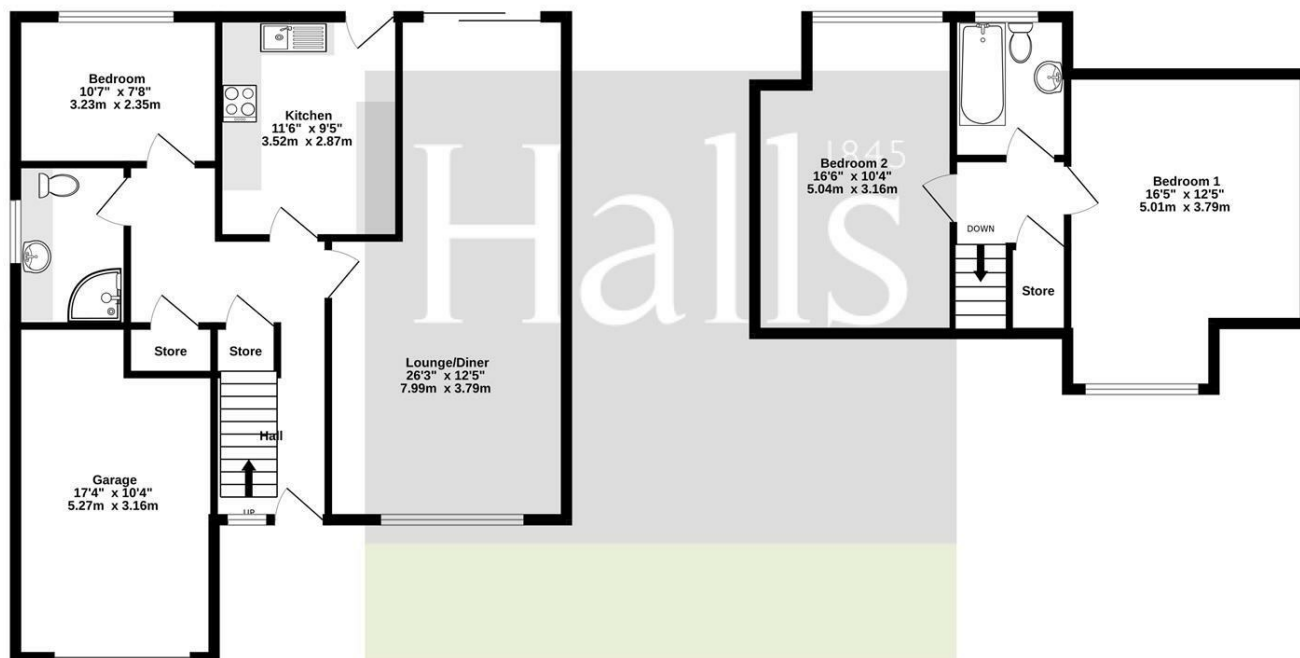
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

FOR SALE

5 Clayton Drive, Whitchurch, Shropshire, SY13 1PX

Ground Floor
829 sq.ft. (77.0 sq.m.) approx.

1st Floor
448 sq.ft. (41.6 sq.m.) approx.



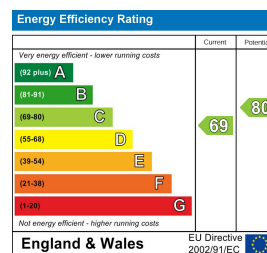
TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.

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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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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