



FOR SALE

Offers in the region of £259,995

3 Platt Lane, Whixall, Whitchurch,
Shropshire, SY13 2NX

This well presented and improved country cottage is being sold with NO CHAIN. The property comprises a sitting room, newly fitted kitchen / diner, three bedrooms and a bathroom. The property has oil fired heating and double glazed windows. There is parking to the front and side and an enclosed rear garden. From the front are wonderful countryside views.



Whitchurch 4.5 miles. Wem 6.5 miles, Ellesmere 11 miles. All distances are approximate.



- Modernised Semi Detached Cottage
- No Upward Chain
- Three Bedrooms, Bathroom
- Parking to the Front & Side
- Enclosed Rear Gardens
- Views over the Countryside

Location - Whixall

The property is located within Whixall in the heart of the North Shropshire countryside and offers great opportunities for those who enjoy walking, including access to the nearby canal nature reserve, Whixall Moss and canal tow paths.

Whilst being tucked away, the property has easy access to Wem, providing a good selection of shops, schools including Thomas Adams, sport facilities and a rail service. Other neighbouring towns include Ellesmere with meres, boating and canal cruising opportunities. The nearby historic market town of Whitchurch offers a wide range of amenities and historic features.

Brief Description

Halls are delighted to be instructed to sell 3 Platt Lane by private treaty.

3 Platt Lane is a charming country cottage being sold with NO CHAIN. The property has recently undergone a modernisation programme and has had a new kitchen fitted, new carpets and it has been re-decorated. The property comprises entrance hall, spacious living room with bay window to the front, log burning stove and exposed beams. There is a window to the side and useful understairs store cupboard. There is a kitchen diner to the rear of the house with newly fitted kitchen units comprising base and wall mounted units, wooden worktop surfaces, space and plumbing for a washing machine and space for an undercounter fridge. There are windows and double doors to the rear and a separate side entrance door. The kitchen has inset spotlights and a newly fitted vinyl floor.

The stairs ascend from the hall to the first floor landing where there is a side window and an airing cupboard. The main bedroom is to the front and has an amazing view from the windows down towards Canalside and the surrounding countryside. The main bedroom has a single and a double wardrobe. There are two further bedrooms and a modern bathroom with shower above the bath, W.C and wash hand basin.

The property has oil fired heating and double glazed windows.

Outside

The property is accessed off Platt Lane to a gravelled drive suitable for at least 3 cars. The drive continues down the side of the house to the rear yard where there is a paved area, space for a garden shed and bin store. There are steps that lead up to the spacious enclosed garden which is laid to lawn with surrounding flower borders, fencing and a number of mature trees.

Directions

From Whitchurch drive out on Alkington Road and follow the road for about 4.25 miles. You will come to a cross roads and continue straight on and the cottage is about 400 metres up on the left hand side.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



What 3 Words

///cubes.sifts.noun

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

The property lies within a convenient proximity to a number of well regarded state and private schools including Whixall C of E 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
WH1669 230925

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

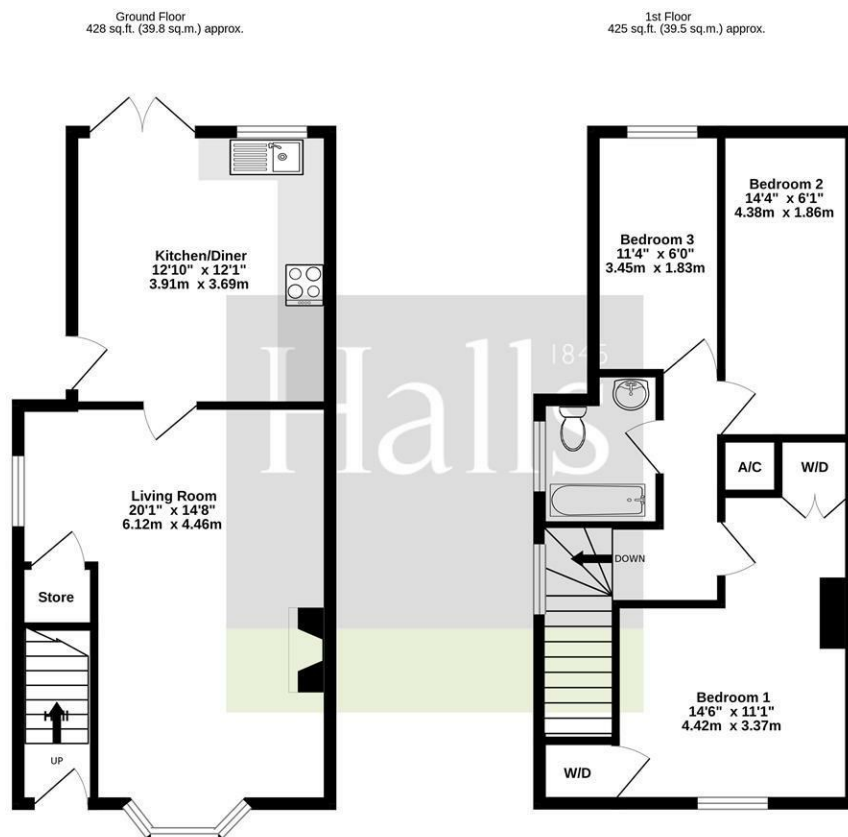
We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

Tenure - Freehold

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

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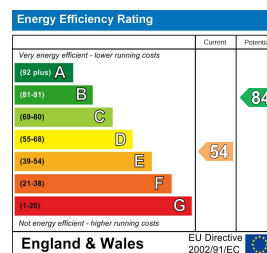
TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

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



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