

**FOR SALE**

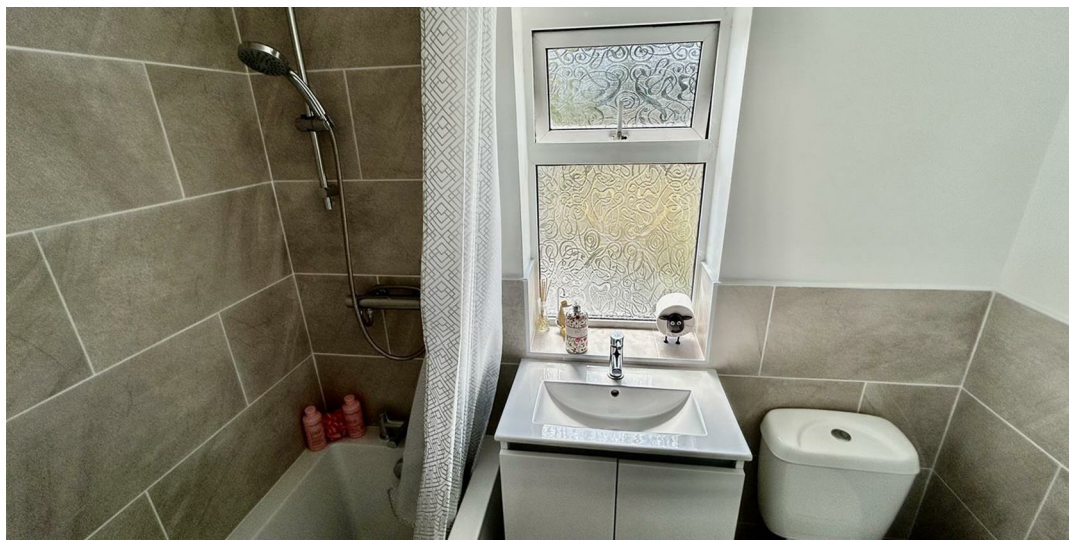
Offers in the region of £172,500

45 Thompson Drive, Whitchurch, SY13 1JJ

This is an excellent opportunity to buy either your first home or as an investment. The property is being sold with NO CHAIN and briefly comprises an entrance hall, lounge/diner, kitchen, two double bedrooms and a modern bathroom. There are large gardens to the rear, gas central heating and double glazed windows.



Whitchurch Town Centre 1/2 a mile, Nantwich 13 miles, Wrexham 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Modernised Semi Detached Home
- Ideal for First Time Buyer / Investor
- Hall, Lounge/ Diner, Kitchen
- Two Double Bedrooms
- Modern Bathroom Suite
- Large Front & Rear Gardens
- Close to Town Centre
- Local Shop & Park Close By

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 45 Thompson Drive by private treaty.

This well presented and modernised home is ideal for a First Time Buyer or Investor. The property is also being sold with NO CHAIN. The property comprises a front door that opens into a spacious entrance hall. There is a lounge / diner with windows to the front and rear and a fire place. The kitchen has a range of cupboards, worktops, new electric cooker and plumbing for a washing machine. There is a window and door to the rear garden.

The stairs ascend from the hall to the first floor landing where there is a window to the side and a cupboard with gas boiler. There is a bedroom to the front and rear of the property and a modern bathroom with panelled bath with shower over, wash hand basin and W.C. The bathroom also has a radiator and window to the rear. The property has double glazed windows and gas fired heating.

There is currently on street parking however any new owner could apply to the local authority to have the kerb dropped and provide off street parking similar to the neighbouring properties who have done the same.

The property has a front garden and there is access down the side or from the house to a large rear garden with brick built store room, patio area and large lawn. At the bottom of the garden is a rear pedestrian access gate.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Directions

From the centre of Whitchurch drive out on the Wrexham Road for about 1/2 a mile passing the mini supermarket and turn right into Thompson Drive. Drive down Thompson Drive for about 300 metres and turn left and 45 is on the left hand side.

What 3 Words

///sized.vote.hourglass

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
WH1671 110825

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

Tenure - Freehold

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

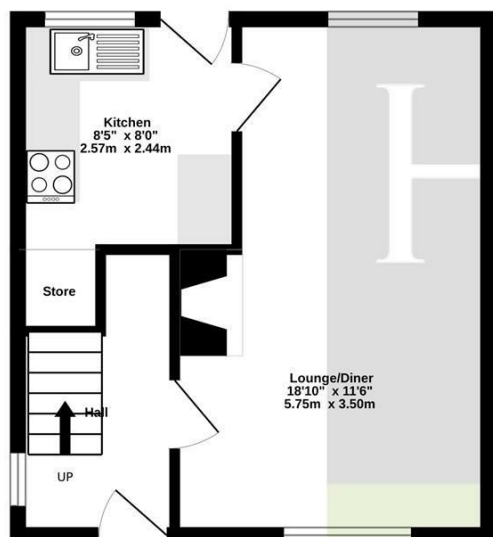
Services - All

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

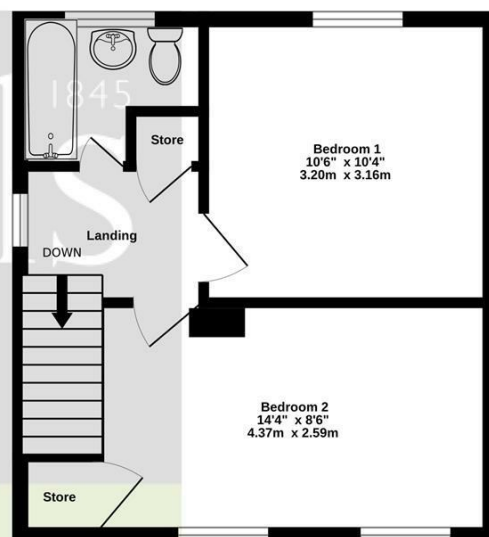
FOR SALE

45 Thompson Drive, Whitchurch, SY13 1JJ

Ground Floor
316 sq.ft. (29.3 sq.m.) approx.



1st Floor
322 sq.ft. (29.9 sq.m.) approx.



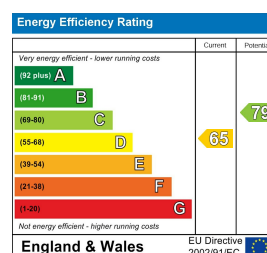
TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

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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