

**FOR SALE**

Offers in the region of £395,000

Clayley 1 Brook Road, Whitchurch, Shropshire, SY13 1QF

Clayley is a fully modernised detached family home located close to the centre of Whitchurch and is also within easy walking distance to the railway station. The property comprises a reception hall with Minton floor, living room, dining room, family room and new kitchen. There is also a conservatory off the kitchen and off the hall a cloak with W.C and laundry cupboard. There is a large landing, four double bedrooms and a modern bathroom suite. Gardens to the front and rear, off street parking and garage.



Whitchurch Town Centre 1/4 of a mile, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



- Mature & Improved Detached Home
- Period Features
- Conservatory
- Off Street Car Parking, Garage
- Enclosed Landscaped Gardens
- Closeby Town Centre & Station

Location - Whitchurch

The property is located within 1/4 of 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 1/4 of a mile away. The newly opened swimming pool and leisure centre is only 250 metres 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 Clayley, Brook Road for sale by private treaty.

The property is presented to an exceptional standard and the current owners have improved the property considerably since they purchased in 2021. The property is a detached double fronted family home with many original period features including the wonderful Minton tiled floor in the reception hall. The property comprises reception hall, living room with feature fire place with log burner, bay window with sash windows. Off the hall is a cloakroom with laundry cupboard and there is a new fitted sage green coloured kitchen with wide range of cupboards and work top surfaces. There is also a range style cooker, drainer sink unit and integrated appliances. Off the kitchen is a spacious dining room with tiled floor, storage cupboards and then a family room with a feature fireplace with log burner on a stone hearth. There is a bay window with sash windows, exposed floor boards and a picture rail. To the rear of the house is an attached conservatory which overlooks the gardens.

The stairs ascend from the reception hall to the spacious landing where there is a sash window to the front. There are four double bedrooms with the front two bedrooms having feature fireplaces. The owners have recently installed a newly fitted bathroom with free standing bath, separate shower, W.C and wash hand basin. The property has newly installed upvc double glazed sash windows and gas fired heating. The owners have also modernised the plumbing and electrics to modern day standards.



2 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



Outside

The property is accessed from Brook Road to a drive suitable for a number of cars. There are wooden gates to the side of the house and the drive continues to a detached garage. The attractively landscaped rear garden comprises lawns, flower borders, water feature and flower borders. To the rear of the garage is a paved sitting area which has a great view of St Alkmund's Church tower.

Directions

From the roundabout by Victoria Garage and Tesco drive up Bridgewater Street and then turn right into Brook Road and the property is located just up from the junction on the left hand side.

What 3 Words

///hides.shimmered.avoiding

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
WH1676 010925

Council Tax - Shropshire

The current Council Tax Band is 'D' 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

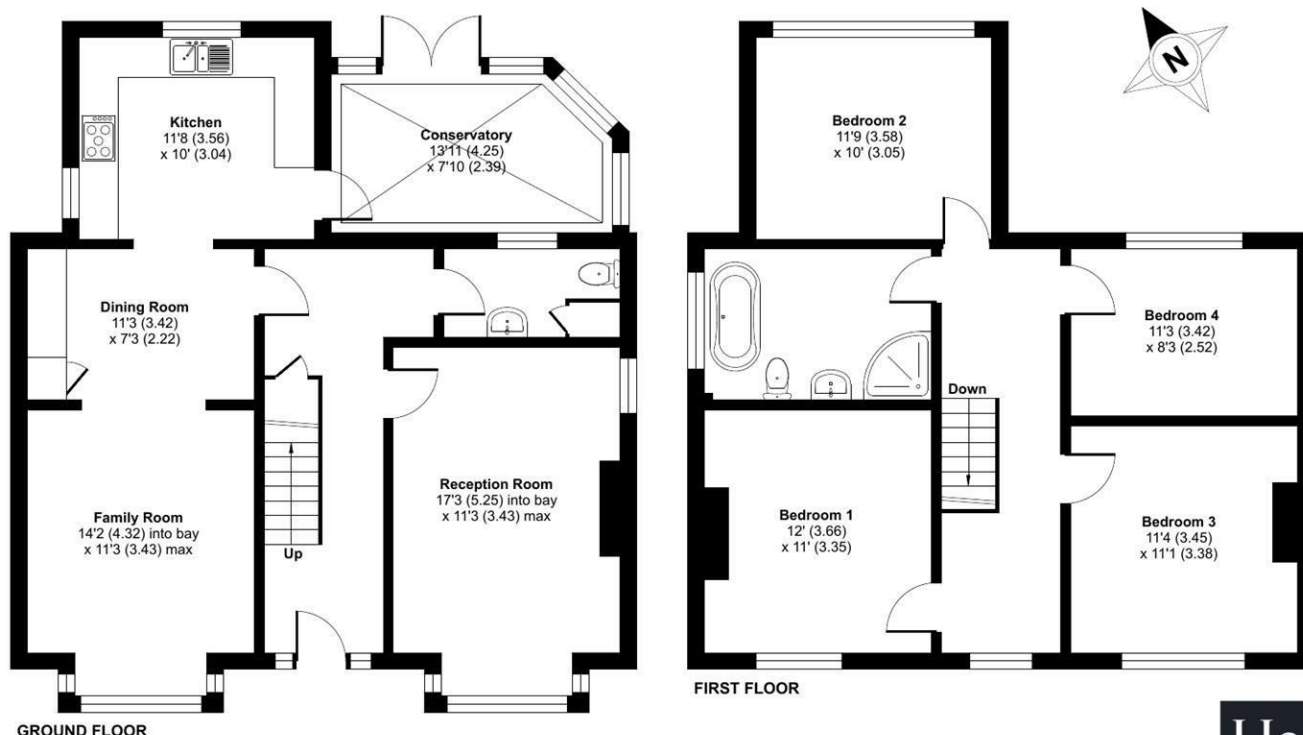
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

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Approximate Area = 1570 sq ft / 145.8 sq m

For identification only - Not to scale

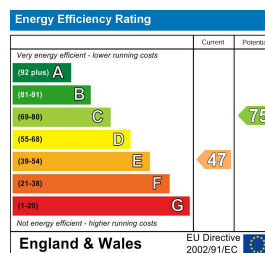


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1344443

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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