

**FOR SALE**

Fixed Asking Price £240,000

44 Beech Avenue, Whitchurch, Shropshire,
SY13 1UE

This is a wonderful semi detached family home presented to an exceptional standard. The property comprises entrance hall, living room, dining room / family room, new breakfast/Kitchen, three bedrooms and a new bathroom. There is parking to the front for two cars, front garden and a good sized enclosed rear garden. The property has gas fired heating and double glazed windows.



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



- Fully Modernised Family Home
- New Kitchen & New Bathroom
- Hall, Living Room, Kitchen / Diner
- Three Bedrooms, Bathroom
- Front & Rear Gardens
- Ideal Location for Town

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 44 Beech Avenue by private treaty.

There is a canopied front entrance porch and modern upvc front door that opens into the hall. The hall has wood laminate flooring and a door to the diner and lounge. The dining / family room was recently converted from the garage and this provides an excellent extra reception room and has a wood laminate floor and a picture window to the front. The living room has a large picture window to the front, fire place with electric flame effect fire and inset spotlights. There is a spacious modern kitchen to the rear with a wide range of base and wall mounted units, 2 x integrated fridge freezers, electric hob and double oven. The kitchen also has a breakfast bar, windows and doors to the gardens. There is a useful understairs store cupboard.

Stairs ascend from the hall and ascend to the 1st floor landing where there is a window to the side and door to an airing cupboard. The main bedroom is to the front and has a double wardrobe and large windows. There are two further bedrooms and a modern luxury bathroom suite which comprises a panelled bath with shower over, vanity unit with wash hand basin and low flush W.C. The property has double glazed windows and gas fired heating.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Outside

The property is accessed off Beech Avenue up a shared drive that leads to a double width drive. There is a lawn to the front of the house and a path down the side to a gate which opens into the spacious rear garden. The rear garden is laid to lawn with flower borders and a paved seating area. There is an area to the side of the house where there is a garden store shed.

Directions

From the centre of Whitchurch drive out on Dodington and at the small roundabout take the 2nd exit into Sedgford and after about 200 metres turn right into Queensway. Follow Queensway for about 800 metres and turn left into Beech Avenue and the property is located on the left hand side after about 600 metres.

What 3 Words

///gentlemen.bumping.bring

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
WH1683 190925

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

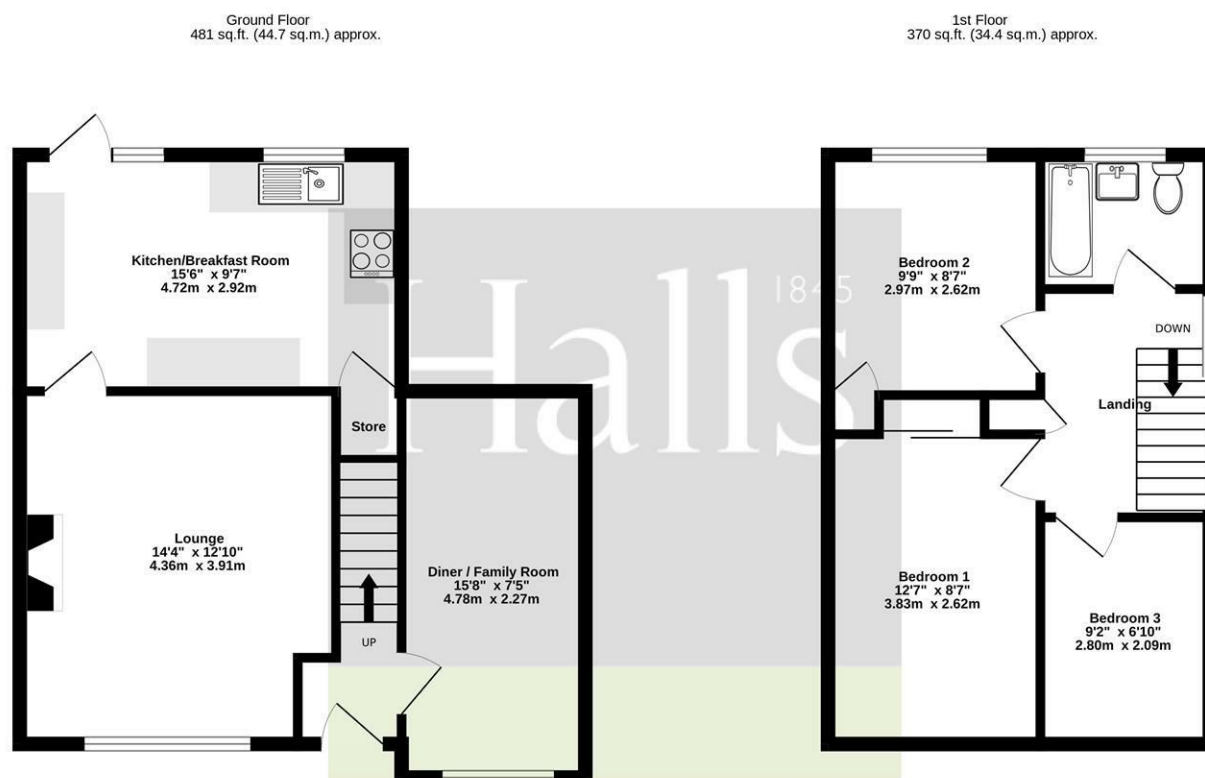
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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

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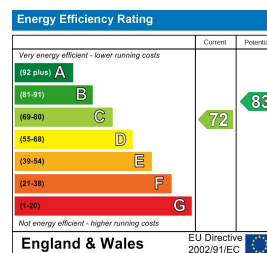
TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

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@hallsgb.com



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