

**FOR SALE**

Offers in the region of £275,000

4 Richmond Terrace Station Road,
Whitchurch, Shropshire, SY13 1RH

This is a wonderfully presented Victorian terraced home sympathetically restored. The property comprises an entrance hall with Minton tiled floor, sitting room, dining room, kitchen, utility / boot room and W.C. There are two double bedrooms, single bedroom / dressing room and a spacious family bathroom with roll top bath. There are gardens to the front, courtyard sitting area and large rear garden. It is located in a popular area close to the town centre, schools and a railway station.



Whitchurch Town Centre 800 metres, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Period Victorian Terraced House
- Presented to an Exceptional Standard
- Close to the Schools, Railway Station
- Close to the Centre of Whitchurch
- Large Landscaped Rear Gardens
- Wealth of Period Features

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 4 Richmond Terrace by private treaty.

This well presented Victorian terraced home has been sympathetically renovated. The property comprises a canopied porch with front door into the entrance hall with a beautiful feature Minton tiled floor. There is a sitting room to the front with feature open fireplace, walk in bay window and decorative coving to the ceiling. There is a dining room / snug with feature open fireplace and window that looks down the garden and there is a door to very useful understairs storage cupboard. Off the dining room is the fitted kitchen with a range of base and wall mounted units, worktops, drainer sink unit and window to the side. The kitchen also has a breakfast bar, electric oven with gas hob. From the kitchen is a door that opens into a large utility / boot room with fridge freezer, worktops and plumbing for a washing machine. door to a cloakroom with W.C and door to outside.

The stairs ascend from the hall to the spacious 1st floor landing. The main bedroom is to the front with double glazed windows. There is a second double bedroom with view over the rear garden and a single bedroom / dressing room to the front. To the rear is a spacious family bathroom with roll top bath, shower enclosure, low flush W.C, wash hand basin and door to an airing cupboard. The property has gas fired central heating and the first floor windows are double glazed.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Outside & Gardens

The property is accessed from Station Road over a shared path to the front door. There is a front garden laid to lawn with flower borders. To the rear of the property is an enclosed courtyard style garden with paved seating area and flower borders. There is a gateway from the courtyard to a large rear garden which comprises a gravelled garden area, large lawned area and to the bottom of the garden is a fence and gate to a garden utility area. There is access to the rear of the courtyard for the neighbouring properties.

Directions

From the centre of Whitchurch drive up Station Road and the property is located up on the left hand side just past the Joyce Clock building.

What 3 Words

///highways.shippers.mimic

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
WH1686 240925

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

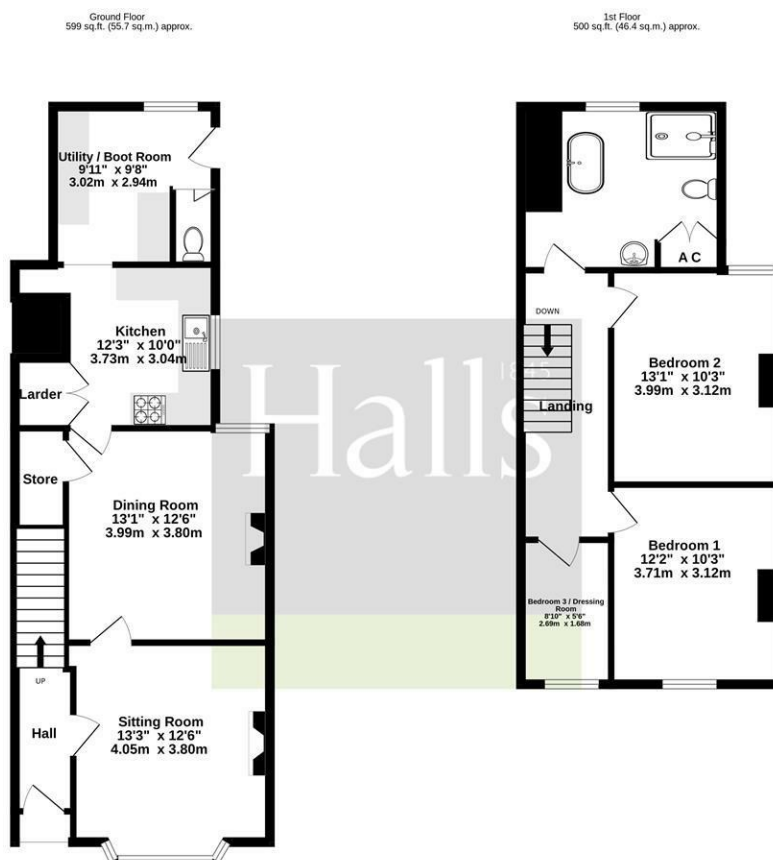
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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

FOR SALE

4 Richmond Terrace Station Road, Whitchurch, Shropshire, SY13 1RH



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.

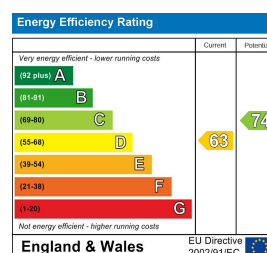
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.