



FOR SALE

Offers in the region of £230,000

30 Mill Street, Whitchurch, SY13 1SE

This is a wonderful Victorian terraced house located close to the centre of Whitchurch presented to an exceptional standard and is a must to view. The property briefly comprises entrance hall, cloaks with W.C, Cellar, spacious family room . study, lounge, large kitchen diner and laundry room. To the first floor are two double bedrooms, dressing room and spacious luxurious bathroom. There is a large rear garden with paved seating area, lawns and decked area. The property has gas central heating and double glazed windows.



Whitchurch Town Centre 400 metres, Railway Station 1/2 a mile away, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Mature Well Presented Home
- Reception Hall, W.C, Study
- Lounge, Dining / Kitchen
- Utility Room, Two Bedrooms
- Dressing Room, Luxury Bathroom
- Large Landscaped Rear Garden

Location - Whitchurch

The property is located within 400 metres 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 30 Mill Street by private treaty.

There is a path with small area of garden that leads to the front door. The door opens into a spacious entrance hall with feature 1/2 wall wood panelling, bench seat with cloaks cupboard, door to cloaks with W.C and wash hand basin. There is a door under the stairs that leads down to a very useful cellar. To the front of the house is a large study / family room with feature fire place, double glazed window to the front and fitted book shelves. Off the hall there is a door that opens into the lounge with its feature fireplace with log burning stove and opening through to the kitchen diner. The wonderful kitchen has a wide range of base and wall mounted units, wooden worktops, inset drainer sink unit, electric 4 ring hob and double oven. There is also an integrated slim line dishwasher. To the dining area are large double doors that lead out onto the rear patio and gardens. The kitchen diner has sky lights and inset spot lights to the ceiling. There is a door from the kitchen area to the laundry room which has space and plumbing for a washing machine with tumble dryer above, space for American style fridge freezer and there is a window and door to the garden.

The stairs ascend from the hall to the 1st floor landing which also has 1/2 wooden wall panelling. The main bedroom is to the front with a recess for a wardrobe, high ceiling and double glazed window. Bedroom two is also a double and has a high ceiling and wonderful view over the garden. To the front off the landing is a dressing room with fitted wardrobes and double glazed window. There is a spacious luxurious bathroom with corner bath, separate shower enclosure, vanity unit with wash hand basin and W.C. There is floor and wall tiling, double glazed window and a towel radiator.

Gardens

There is a gate that leads to a path down the side of the house which is shared with the neighbours. To the rear of the house is a large flag paved patio area with steps that lead up to a raised paved seating area where there is also a timber framed shed with pitched tiled roof. Steps lead up from this level to the main area of garden which comprises a lawn, flower borders and a gravelled area with greenhouse. There are timber steps that lead to a large decked area suitable for barbeques and lazy sunny days / evenings.



3 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Directions

From the centre of Whitchurch walk down the Bull Ring passing our Office and cross over at the Zebra Crossing. Walk down the hill which is Mill Street and after about 200 metres the property is located on the left hand side.

What 3 Words

///blackouts.swing.officers

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
WH1698 141025

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 - 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.

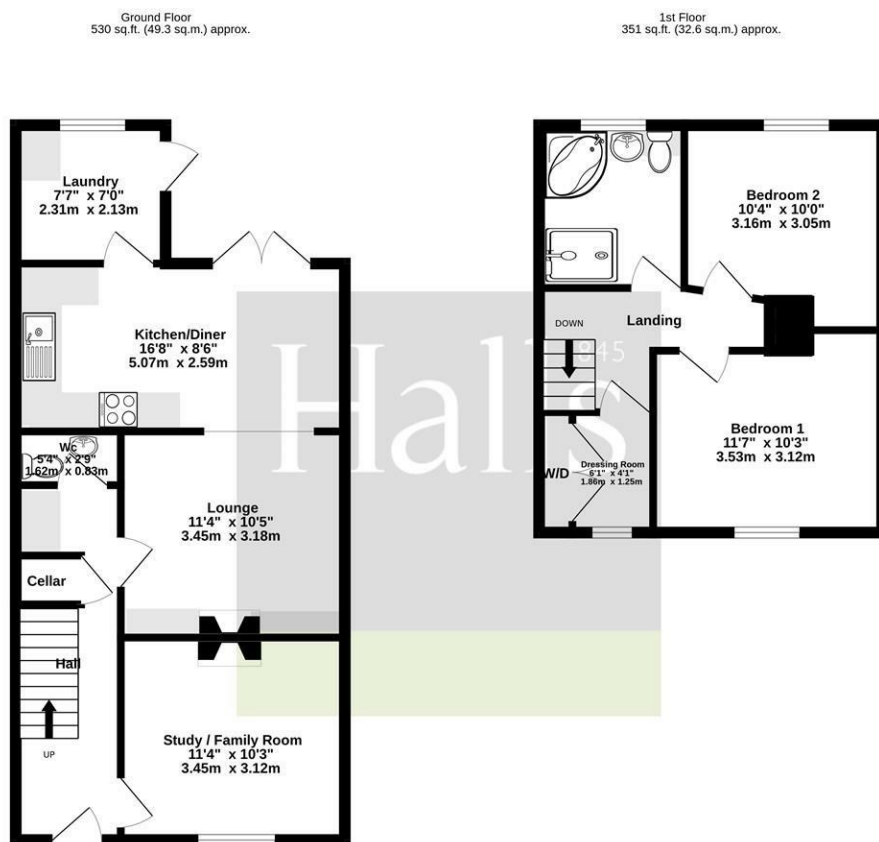
Schooling - Whitchurch

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.



FOR SALE

30 Mill Street, Whitchurch, SY13 1SE



TOTAL FLOOR AREA: 881 sq.ft. (81.9 sq.m.) approx.

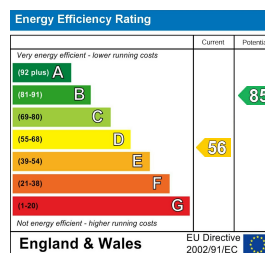
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C2025

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



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.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial