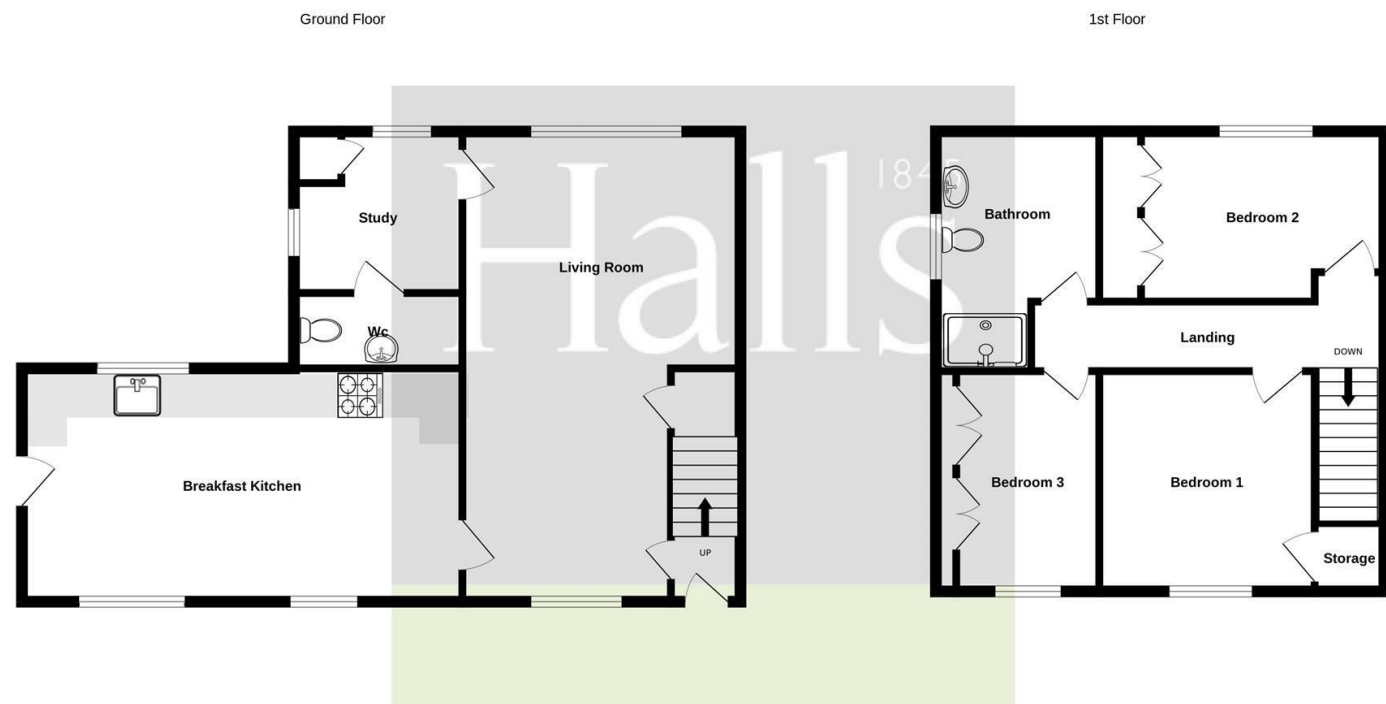


FOR SALE

5 Mill Cottage, Grindley Brook, Whitchuch, Shropshire, SY13 4QH



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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FOR SALE

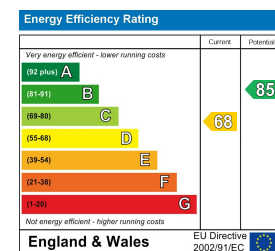
Fixed Asking Price £325,000

5 Mill Cottage, Grindley Brook, Whitchuch, Shropshire, SY13 4QH

**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 Rating



Halls are favoured with instructions to market this charming end of terrace cottage with plenty of character and pretty cottage gardens to both front and rear. The property is located close to the Llangollen Canal and just a short distance from Whitchurch town centre. The accommodation briefly comprises large farmhouse style kitchen with gas fired AGA, large living room with feature oak beams and a Clearview multi-fuel stove, downstairs study and cloakroom with W.C. Upstairs there are three bedrooms and a large modern family bathroom. Superfast Broadband will be available in January 2024.



01948 663 230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



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Whitchurch 1 mile, Wrexham 10 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



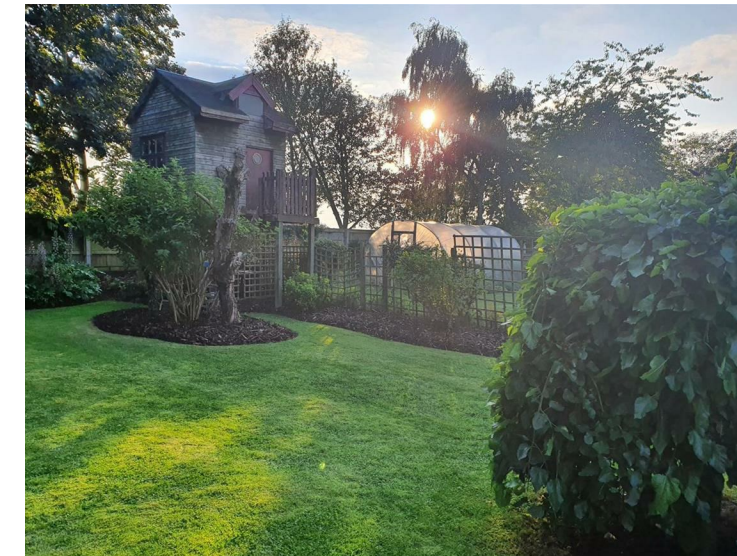
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming & Spacious Character Cottage
- No Upward Chain, Close to Llangollen Canal
- Large Breakfast Kitchen, Living Room
- Study, Cloaks with W.C, 3 Bedrooms
- Large Bathroom, Gas C.H, D.G Windows
- Large Landscaped Gardens
- Detached Garage & Parking for 4 Cars
- Great Road Access for Chester & Shrewsbury

#### Location - Whitchurch

The property is located on the edge of Whitchurch at Grindley Brook where this is a popular local pub, petrol station with local shop and a lock side cafe by the Llangollen Canal. The town centre of Whitchurch is about 1 mile away where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

#### Accommodation Comprises

Entrance door opening into the hallway. Stairs to first floor, door to Living Room.

#### Breakfast Kitchen

11'9" x 22'2" (3.58m" x 6.76m")

A wide range of bespoke pine base and wall units with worktops, Belfast sink and a gas fired AGA cooker with tiled surround. There is space and plumbing for a dishwasher, washing machine, fridge freezer and freestanding oven, radiator, windows to front and rear, quarry tiled flooring, Upvc stable door to garden.

#### Living Room

14' x 23'8" (4.27m x 7.21m")

Window to front and rear, wood effect laminate flooring, feature ceiling beams, under stairs storage, feature fireplace with oak mantel and Clearview multi-fuel log burner.

#### Study

8'2" x 8'6" (2.49m" x 2.59m")

Window to side, radiator and storage cupboard.

#### Cloaks with W.C

Low level W/C, wash hand basin with tiled splash back and heated towel rail.

#### 1st Floor Landing

#### Bedroom One (front)

11'10" x 11'1" (3.61m" x 3.38m")

Window to front, radiator, fitted cupboard and wooden flooring, tongue and groove panelling, views over open countryside.

#### Bedroom Two (rear)

12'3" x 8'7" (3.73m" x 2.62m")

Window to rear, built in wardrobes, radiator. wooden flooring and views over the open countryside.

#### Bedroom Three (front)

6'3" x 11'1" (1.91m" x 3.38m")

Window to front, built in wardrobes, radiator and views over the open countryside.

#### Family Bathroom

White three piece suite comprising, large shower enclosure, pedestal wash hand basin and low level W/C. There is a window to the side, heated towel radiator, inset spotlights and tiled flooring with underfloor heating.

#### Outside

The property is accessed off the lane to a gravelled drive with ample parking for at least four cars. To the front there is a good sized garden with mature shrubs, trees and flower borders, garden shed and a gravelled path to the front door. The rear garden is a delightful cottage garden divided into a decked seating area with pergola archway, vegetable garden with four large raised beds, greenhouse and separate garden shed. There is a private garden area with large flower and shrub borders and tree house.

#### Garage

Large garage with power and lighting, side entrance door.

#### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)  
WH1420 241123

#### Directions

From the centre of Whitchurch drive on the Chester road and when you come to the roundabout go straight over and follow the road for about 400 metres and turn left by signposted for the caravan and camping. Turn right crossing the lane leading to the canal to the parking area.

What 3 Words: wipe.sideburns.mile

#### Services

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

#### Council Tax - Shropshire

The current Council Tax Band is 'C'. The cost for 2023 / 24 is £1,934.09. For clarification of these figures please contact Shropshire Council on 0345 6789002.

#### Tenure - Freehold

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