



41 THE SQUIRRELS

WHITCHURCH | SHROPSHIRE | SY13 4JU



Situated within this highly regarded development by David Wilson Homes, 41 The Squirrels is an attractive and well-planned three-storey family home, offering versatile accommodation arranged over three floors and enjoying a particularly convenient position close to the centre of Whitchurch. There is a drive, garage and a good sized recently landscaped rear garden with lawn and paved areas.

Offers in the region of £365,000



- Wonderful Detached Property
- Popular Residential Area
- Close to the Town of Whitchurch
- Drive, Garage & Enclosed Rear Garden
- Versatile Accommodation over Three Floors
- Well Presented and an Ideal Family Home

LOCATION - WHITCHURCH

The historic market town of Whitchurch is situated in north Shropshire, close to the Cheshire and Welsh borders, and offers an excellent range of everyday amenities. The town centre provides a mixture of independent shops, cafés, restaurants, public houses and professional services, together with supermarkets and a range of sporting and leisure facilities.

Whitchurch also benefits from a railway station providing services towards Shrewsbury, Chester, Crewe and Manchester, making the town particularly convenient for commuters. The surrounding countryside provides numerous opportunities for walking and cycling, while the nearby Shropshire Union Canal adds to the area's recreational appeal.

The Squirrels is particularly well placed for access to the region's road network. The A41 is readily accessible and provides an excellent route towards Chester, Nantwich and Newport, while the A49 gives access south towards Shrewsbury and north towards Warrington and the wider motorway network. The property's position therefore combines the benefits of a well-established residential setting with convenient access to the surrounding towns, cities and countryside.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 41 The Squirrels by private treaty.



The accommodation is approached through an entrance hall with attractive wood-effect flooring and a useful cloakroom with WC. The principal living room provides a comfortable reception space, while the spacious kitchen/diner forms the heart of the home. The kitchen is fitted with a comprehensive range of units with extensive worktop space, an electric double oven and gas hob, together with ample room for dining and family use. Double doors and a window provide an excellent outlook and direct access into the private rear garden, while a particularly useful door leads directly from the kitchen into the integral single garage.

A staircase rises from the entrance hall to the first-floor landing, where there are three bedrooms, comprising two generous double bedrooms and a single bedroom. The principal bedroom on this floor benefits from its own en-suite shower room, with the remaining bedrooms served by a well-appointed family bathroom.

The second floor is devoted to an impressive master bedroom suite. This spacious room provides ample space for a super king-size bed together with fitted wardrobes and incorporates a private en-suite shower room, creating a particularly comfortable and private retreat.

The property benefits from gas-fired central heating and double-glazed windows throughout.

OUTSIDE & GARDENS

Outside, the property is approached over a driveway providing parking and access to the single garage, with an attractive area of front garden providing a pleasant approach. The rear garden has been particularly well considered by the current owners and has been re-landscaped to create a series of individual seating areas, allowing residents to follow the sun throughout the day. This creates an excellent outdoor space for entertaining, relaxing and enjoying the garden during the warmer months.



DIRECTIONS

From the centre of Whitchurch proceed up High Street to the church, go over the roundabout and continue into Bargates, at the next roundabout take the second exit and then the second exit at the second roundabout onto the B5476 Tarporley Road. Proceed up the Hill and take the first left into Haroldgate, second right into The Squirrels, and cross the small square and the property is located towards the bottom on the right hand side.

WHAT 3 WORDS

///grapevine.tilt.horses

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 £36 (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.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND



COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' on the Shropshire Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade, 13 - 17 High Street, Whitchurch, SY13 1AZ
WH 1843 280826

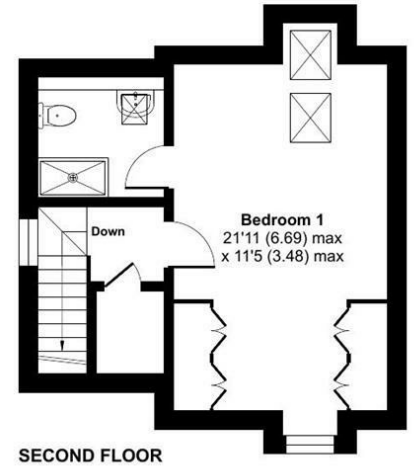
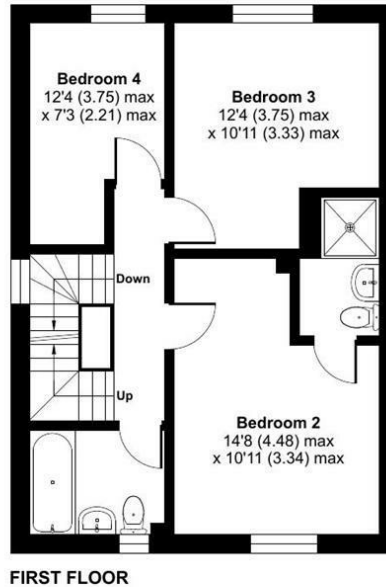
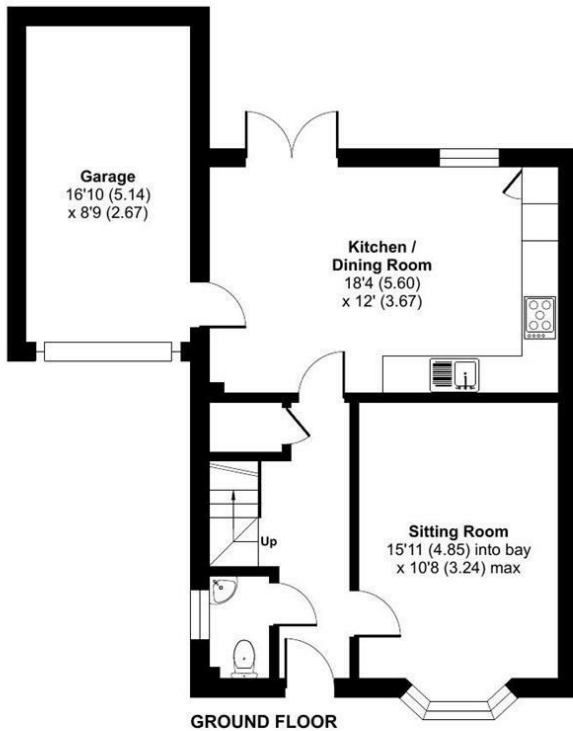
SERVICES - ALL

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

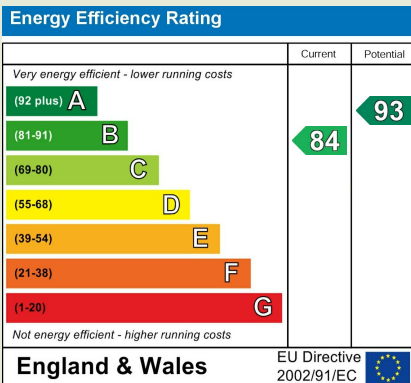
TENURE - FREEHOLD

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

Approximate Area = 1355 sq ft / 125.9 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1503 sq ft / 139.6 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). © nñcheom 2026. Produced for Halls. REF: 1509316



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

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➡ www.halls.gb.com



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