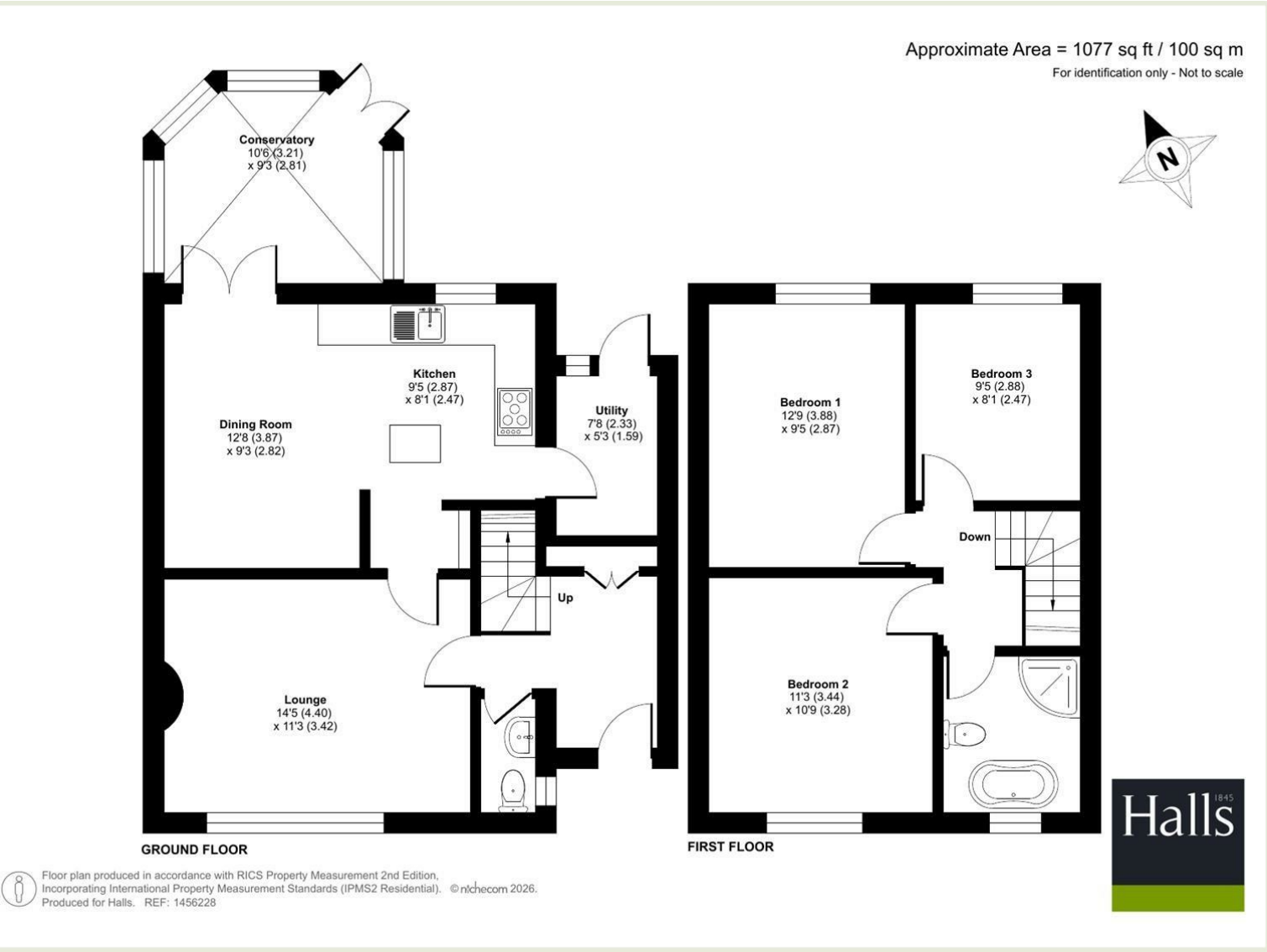
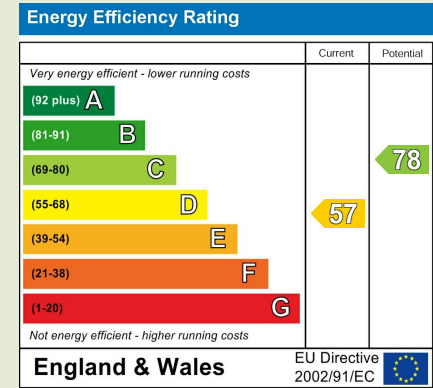




WILDBANK BROXTON ROAD CLUTTON | CHESTER | CH3 9ER



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

☎ 01948 663230 ✉ whitchurch@halls.gb.com

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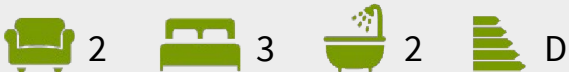
1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



Wildbank is a very well presented detached family home. The property is being sold with NO CHAIN and comprises a reception hall, cloaks with W.C, sitting room, large kitchen / diner, garden room and a utility/rear porch. There are three double bedrooms and a modern bathroom suite. It has parking for a number of cars, garage and an enclosed garden with decked area.

Offers in the region of £350,000



- Well Presented Family Home
- Village Location
- Excellent Road Access
- No Upward Chain
- Ample Car Parking
- Enclosed Rear Garden

LOCATION

The property is located in the village of Clutton which is almost equidistant to Whitchurch, Chester and Wrexham. There is a primary less than 100 metres up the road and a number of excellent secondary schools in the area. The ancient village of Farndon is 3.5 miles away and lies very close to the border between England and Wales, the actual border is on the bridge which crosses the River Dee, and which separates Farndon and the village of Holt. The position of the border has moved several times over the centuries, placing Farndon alternately in Wales and England. Consequently, Farndon has a Welsh name- Rhedynfre. The English name is said to mean "Fern Hill", and has been recorded as Fearndune, Farndune, Pharndoon, Ferentone, Ferendon, Faryngdon, and Ferneton, since its first documentary mention in 924AD. There are excellent local services in the village including local shops, pub, doctor's surgery, church and primary school.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Wildbank by private treaty.



This is a wonderful opportunity to acquire a detached family home in the popular village of Clutton. The property is presented to an exceptional standard and it is being sold with NO CHAIN. The property comprises a reception hall which has a feature decoratively tiled floor, cloaks / boot cupboard and door to the cloakroom which has a W.C and wash hand basin. There is a door from the hall to the sitting room with a feature fire place with Chilli Penguin cast iron stove. There are windows to the front, decorative coving and door to the kitchen / diner. The kitchen has a wide range of base and wall mounted units, work top surfaces, double Belfast style sink and range style cooker. There is a window to the garden, tiled floor, under stairs store cupboard and spot lights to the ceiling. The spacious dining area has a large double fronted larder style cupboard, tiled floor, spot lights and double doors through to the garden room.

The garden room has windows and double doors to the gardens, electric under floor heating, power and lighting and is currently serving as a playroom. Off the kitchen is a door to the utility / rear porch where there are coat hooks, plumbing for a washing machine and rear door into the garden.

Stairs ascend from the reception hall to the 1st floor landing. There are three double bedrooms and a modern family bathroom with a free standing bath, separate corner shower enclosure, wash hand basin and W.C. The property has oil fired heating and double glazed windows.



OUTSIDE & GARDENS

The property is accessed off Broxton Road to a drive suitable for a number of cars. The drive continues to a single garage with powered roller shutter door. The garage has power, lighting, oil fired boiler and door to the garden. There is access down either side of the property to the enclosed rear garden which is laid to lawn with flower borders and a decked seating area.

DIRECTIONS

From Whitchurch drive towards Chester on the A41 and after about 9.5 miles turn left at the Broxton roundabout. Follow the A534 Broxton Road for about 1.5 miles and the property is located on the right hand side passed the school.

WHAT 3 WORDS

///rational.flitting.revealing

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
WH1795 300426

COUNCIL TAX - CHESHIRE WEST

The property is in Band D on the Cheshire West Council Register.

SERVICES

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

TENURE - FREEHOLD

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