

Halls¹⁸⁴⁵



38A GREEN END WHITCHURCH | SHROPSHIRE | SY13 1AA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



WHITCHURCH LETTINGS

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

☎ 01948 663230 ✉ whitchurchlettings@halls.gb.com

➡ www.halls.gb.com 📱 📷

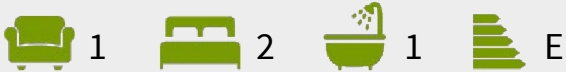


1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property 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.

38a Green End is a spacious and quirky two bedroom duplex apartment with many original character features. The property benefits from gas central heating, a large kitchen with integrated appliances and feature fireplace, dining area, living room, bathroom, a large main bedroom and a smaller second bedroom/study. The property is situated in Whitchurch Town centre above Green End Gallery.

£675 Per Calendar Month



- **Spacious and Quirky Duplex Apartment**
- **Breakfast Kitchen, Lounge, Bathroom**
- **2 Bedrooms**
- **Town Centre Location**

LOCATION

38a Green End is situated in Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

BRIEF DESCRIPTION

A spacious two bedroom first floor flat situated in a convenient location within Whitchurch town centre. The accommodation comprises Lounge, kitchen with fridge, washing machine, dishwasher, freezer and cooker, two bedrooms, bathroom with suite comprising wash hand basin, WC and bath with shower attachment. The property has gas fired central heating.

ACCOMMODATION COMPRISES

A UPVC front entrance door leads directly into the kitchen area.



BREAKFAST KITCHEN

17'3" x 10'0" max
With a range of wood base and wall units, laminate worktop, breakfast bar and dining area, 4 ring gas hob and built in electric oven, sink drainer unit, integrated fridge and freezer, integrated washing machine. Feature fireplace with cast iron stove (non-operational). Door and a step down into the bathroom. Stairs to lounge.

BATHROOM

9'11" x 5'9"
Comprising bath with electric shower over, WC and pedestal wash hand basin, window to rear, tongue and groove wall panelling, vinyl flooring, radiator. extractor fan, airing cupboard with gas boiler.

LOUNGE

14'10" x 12'4"
With wood effect flooring, window with front aspect, radiator, feature fireplace.

LANDING

BEDROOM ONE

14'11" x 12'5"
With wood effect flooring, fireplace, radiator and window to front aspect.

BEDROOM TWO/STUDY

10'2" x 8'9"
With sloping roof and feature wooden beam, skylight window, radiator.

OUTSIDE

The property is approached via the rear entrance and stairs from the rear of the property to the first floor apartment.



SERVICES

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

TENANCY CONDITIONS

The property will be offered on an Assured Periodic Tenancy Contract.
The property is to be let on an unfurnished basis.
Pets to be declared prior to viewing. Sorry no smokers permitted.
Rent - £675 per calendar month.
Deposit - £778

COUNCIL TAX

The current Council Tax Band is 'A'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

VIEWING

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

