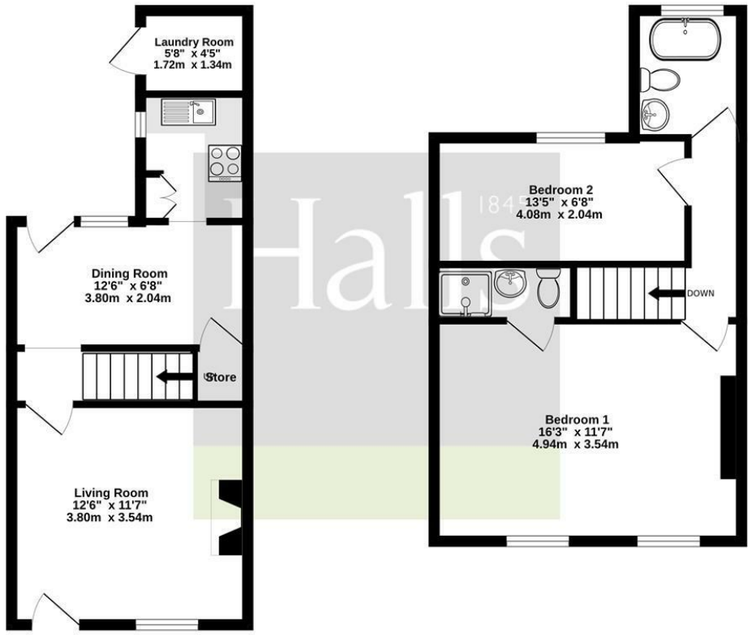
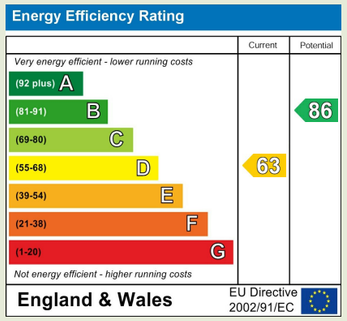
Ground Floor
321 sq.ft. (29.9 sq.m.) approx.

1st Floor
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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 ©2026



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.

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The Property Ombudsman

Halls 1845

WHITCHURCH SALES

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

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



Halls 1845

7 CAMBRIAN VIEW KINGSWAY

| WHITCHURCH | SHROPSHIRE | SY13 1EJ







This charming and fully modernised terraced home is available with NO CHAIN. The property comprises a living room with log burner, dining room and kitchen. There are two bedrooms and two bathrooms. The property has gas fired heating and upvc double glazed windows. There is a large garden to the front and an enclosed yard to the rear with a laundry room. Viewing is highly recommended and it would suit a first time buyer.

Offers in the region of £177,500



2 2 2 D

- **Charming Terraced Home**
- **Finished to a High Standard**
- **Ideal for a First Time Buyer**
- **No Upward Chain**
- **Gardens**
- **Two Bedrooms, Two Bathrooms**

Location - Whitchurch

The property is located within 1/2 a mile 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 7 Cambrian View by private treaty.



This charming and fully modernised characterful property is located close to the centre of Whitchurch. The property comprises a wonderful living room with feature fire place with log burning stove. There is a door to a store room and a recessed shelf suitable for a TV with store cupboard beneath. There is a window to the front, wood laminate floor and door to a small inner hall. There is an opening from the inner hall to the dining room which has a wood laminate floor, under stairs store, window and door to the rear yard. Off the dining room is well presented and compact, newly fitted kitchen with range of base and wall mounted cupboards, work tops, drainer sink unit, integrated slim line dishwasher, electric oven and hob. There is a window to the yard and double doors to a cupboard housing the boiler.

The stairs ascend from the inner hall to the first floor landing where there is half wall panelling. To the front is a large double bedroom with two windows that overlook the gardens to the front. There is a door to an en-suite shower room which comprises shower enclosure, low flush W.C and wash hand basin. There is a second double bedroom to the rear and a bathroom with feature free standing roll top bath, vanity unit with wash hand basin and there is a W.C. The property has double glazed windows and a gas fired central heating system.



Outside & Gardens

There is a pedestrian path from Kingsway that runs in front of the properties that leads to the front door. There is a shared alleyway for 7 & 6 Cambrian View that gives access into the yard. To the front of the property is a long garden with paved seating area, lawn and flower borders.

To the rear of the property is a yard with door to a laundry room with plumbing for a washing machine. There is also power and lighting.

Directions

From the centre of Whitchurch drive out on Mill Street and turn left into Rosemary Lane. Take the 2nd right into Kingsway. Follow the road for about 200 metres and Cambrian View is located on the right hand side.

What 3 Words

///force.armrest.delighted

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.



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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1747120226

Council Tax - Shropshire

The current Council Tax Band is 'A' 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.