



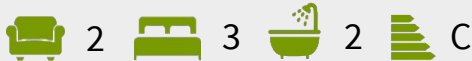
20 DARWIN COURT

| WHITCHURCH | SHROPSHIRE | SY13 1NS



This property is well positioned close to the centre of Whitchurch and enjoys attractive views across Jubilee Park. The accommodation is over three floors and briefly comprises an entrance hall, breakfast kitchen, dining room / 4th bedroom. There is also a utility and cloaks with W.C. To the 1st floor is a living room and bedroom three and to the 2nd floor two bedrooms and two bathrooms. Externally the property benefits from well-presented gardens, a garage and parking for two cars.

Offers in the region of £295,000



- Wonderful Family Town House
- Close to the Centre of Whitchurch
- Overlooks Jubilee Park
- Parking for Two Cars & Garage
- Low Maintenance Rear Garden
- Very Well Presented

LOCATION - WHITCHURCH

The property is located close to the centre 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. Whitchurch boasts a new swimming and leisure centre just a short walk away from this property as well as the well known Jubilee Park having the more recent addition of a skate park. Also, a short walk away is a brand new 4.6-million-pound health centre which would be tremendously convenient for nearby residents.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 20 Darwin Court by private treaty.

The property which has been owned by the same family since it was built is presented to a high standard and overlooks Jubilee Park located to the front of it. The property comprises a front entrance door which opens into the entrance hall. There is dining room / 4th bedroom to the front with a bay window with excellent views to the park. Off the hall is a door to a utility room and cloaks with W.C To the rear of the house is the well fitted kitchen with integrated appliances, work tops, drainer sink unit, oven and hob. There is a breakfast / sitting area with windows and door to the rear gardens.

The stairs ascend from the entrance hall to the first-floor landing. To the rear of the property is a spacious living room with windows and French doors overlooking the gardens and to the front is a bedroom which has a brilliant view of Jubilee Park.

Stairs ascend from the 1st floor landing to the 2nd floor where there is a door to the airing cupboard. Bedroom one is to the front and has windows with views over the park and a door to an en-suite shower room. The 2nd bedroom and family bathroom is at the rear of the property. The property has gas fired central heating and a new gas boiler was recently installed. The property also has double glazed windows and doors.

OUTSIDE & GARDENS

There is a path leading in front of the properties giving access into the front garden and to the front door. To the rear is a double width drive and a single garage which has power, lighting and a side door. The garden is accessed from the drive or the house and is designed with low maintenance in mind with a decked and paved area and flower borders.

DIRECTIONS

WHAT 3 WORDS



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.

LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1789 210426

SERVICES - ALL

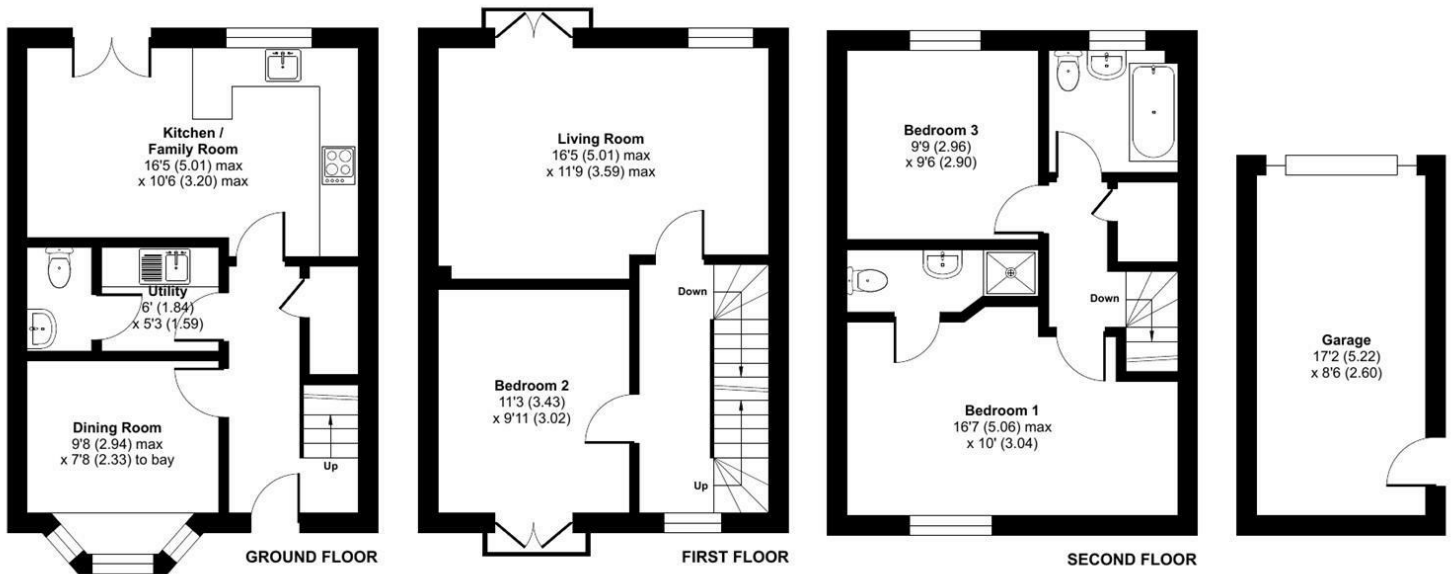
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

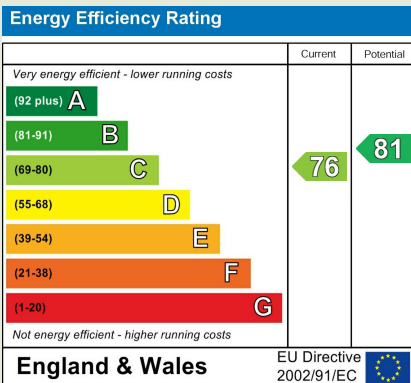


We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 1181 sq ft / 109.7 sq m
 Garage = 146 sq ft / 13.6 sq m
 Total = 1327 sq ft / 123.3 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). © ncthecom 2026. Produced for Halls. REF: 1450667



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

13-17 High Street | Whitchurch | Shropshire | SY13 1AX

☎ 01948 663230 ✉ whitchurch@halls.gb.com

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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.