FOR SALE

Offers in the region of £275,000

6 Queens Road, Whitchurch, Shropshire, SY13 1RG

This is a charming semi detached family house located in a popular residential area of Whitchurch. The property is presented well and comprises reception hall, living room, dining room and a kitchen. There are three bedrooms to the first floor and a wonderful bathroom suite. There is parking and an enclosed rear garden. It has double glazed heating and double glazed windows.

FOR SALE

Whitchurch Town Centre 1/4 of a mile, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate.

- **Charming Period Semi Det House**
- **Period Features, Wooden Floors**
- **Hall, living Room, Kitchen / Diner**
- **Three Bedrooms, Luxury Bathroom**
- **Popular Residential Area**
- **Parking and Gardens**

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 6 Queens Road by private treaty

This well presented semi detached house comprises a canopied front entrance porch with quarry tiled step and front door that opens into the reception hall. The hall has a feature wooden herringbone floor, cupboard housing the boiler and door to understairs store cupboards. There is a living room to the front with feature fire place with log burner, wooden herringbone floor and bay window. Off the hall is the dining area with wooden herringbone floor, fire place and double doors to the rear garden. There is an open doorway through to the kitchen which comprises base cupboards, wooden worktop surfaces, drainer sink unit, electric hob and double oven. There is space and plumbing for a dishwasher and washing machine. There are windows to the garden and there is space for a fridge freezer.

The stairs ascend from the hall to the first floor landing which has a window to the side. There are three bedrooms with the main bedroom having a bay window and fitted wardrobes. There is a wonderful modern bathroom suite which comprises a free standing bath, large walk in shower enclosure, W.C and wash hand basin. The property has gas fired heating and double glazed windows.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

Outside & Gardens
There is parking to the front and on street where residents can apply for a free parking permit. There is a small area of garden to the front. To the side of the house is a door that opens to a storage shed. To the back of the shed is a door into the rear garden which comprises l shaped decked area, lawn and flower border.

Directions
From the centre of Whitchurch up drive up Station Road and turn left into Queens Road just passed the vets and the property is located on the right hand side.

What 3 Words
///eyelid.hazelnuts.readers

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.

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.

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
WH1755 240226

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.

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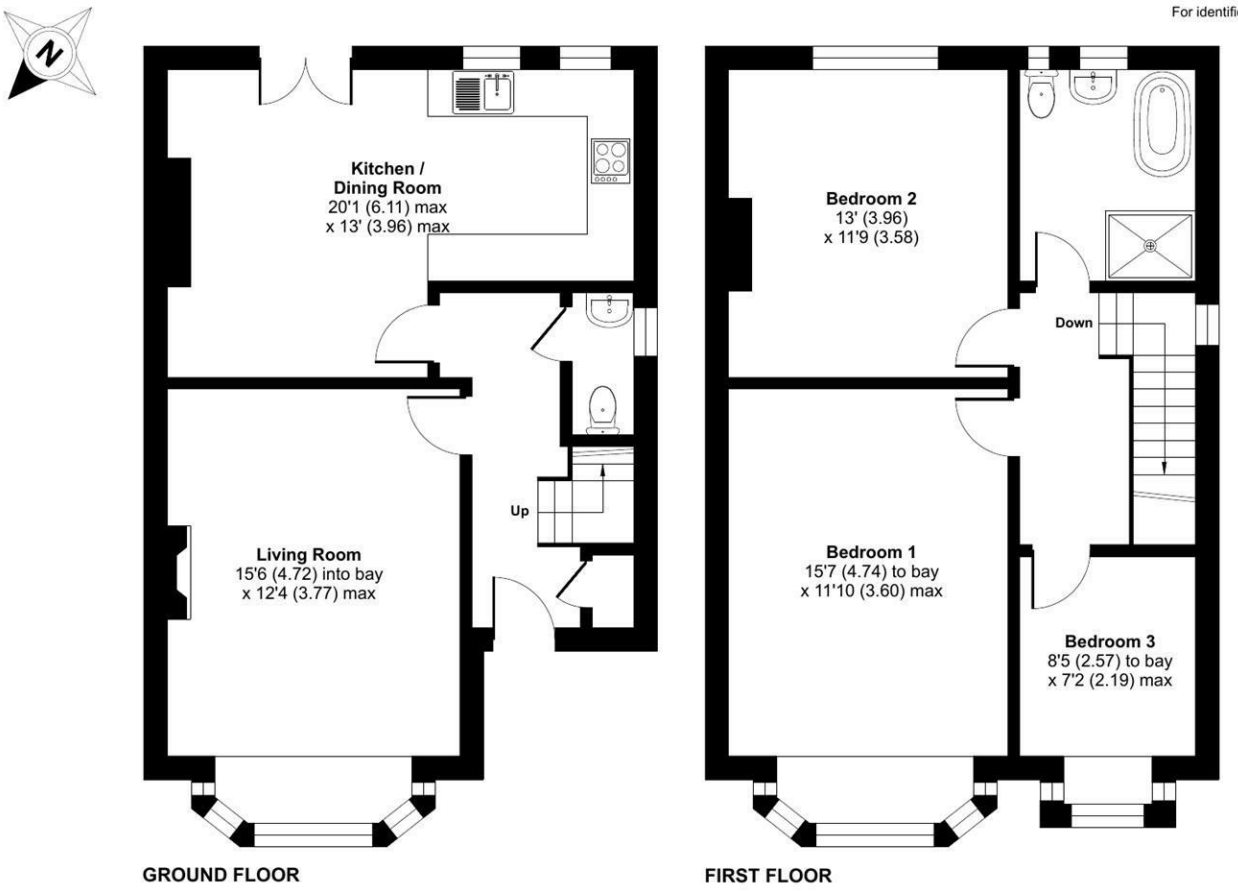
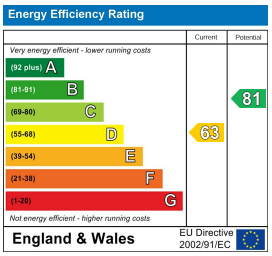
Approximate Area = 1210 sq ft / 112.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1420178

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

Energy Performance Ratings



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com

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