



FOR SALE

Offers in the region of £265,000

53 The Grove, Whitchurch, Shropshire,
SY13 1LU

This wonderful semi detached family home is being sold with NO CHAIN and has a large rear garden that backs onto fields. The property briefly comprises entrance hall, living room, dining room, conservatory and kitchen. To the first floor are three bedrooms and a modern shower room. There is a drive for two / three cars and a garage. the property has double glazed windows and gas fired heating.



Whitchurch Town Centre 2/3 of a mile, Chester & Shrewsbury 20 miles, Nantwich 12 miles. All distances are approximate.



- **Modern Semi Detached Family Home**
- **Large Rear Gardens and Great Views**
- **No Upward Chain, Parking & Garage**
- **Cul de Sac Location**
- **Walking distance to Whitchurch**
- **Easy Access to Chester/Shrewsbury**

Location - Whitchurch

The property is located within 2/3 of 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 and the railway station is only 1 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 53 The Grove by private treaty.

This well presented semi detached home located in a popular residential area on the edge of Whitchurch is being sold with NO CHAIN. The property also benefits from the former owners acquiring land from the old railway line to create a large garden which backs onto fields. The property comprises an entrance hall, living room with a large bow picture window to the front. There is a gas fire with a serviced back boiler. Off the hall is a fitted kitchen with a wide range of base and wall mounted cupboards, work tops, electric hob and oven and space for a washing machine. There are windows overlooking the gardens and fields beyond. There is a useful understairs cupboard with power supply and shelving. The dining room is off the kitchen and this leads into the conservatory which has a great view over the gardens and fields.

The stairs ascend from the hall to a spacious first landing where there is a window to the side. The property has three bedrooms and a shower room with the back bedroom having views towards the Welsh hills. There is a modern shower room and the property has gas fired heating and double glazed windows.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Outside

The property is accessed off The Grove to a drive suitable for two or three cars. There is a gravelled garden to the front and the drive continues to the detached sectional garage. There is a gate that leads from the drive into the gardens. The large gardens comprise lawns, flower borders, decked area and garden pond. To the bottom of the garden is a line of stones which marks the old line of the Whitchurch to Chester railway track. The garden is large enough for children to play, grow your own veg or have a small football pitch!

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1685 230925

Council Tax - Shropshire

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

Local Authority - Shropshire

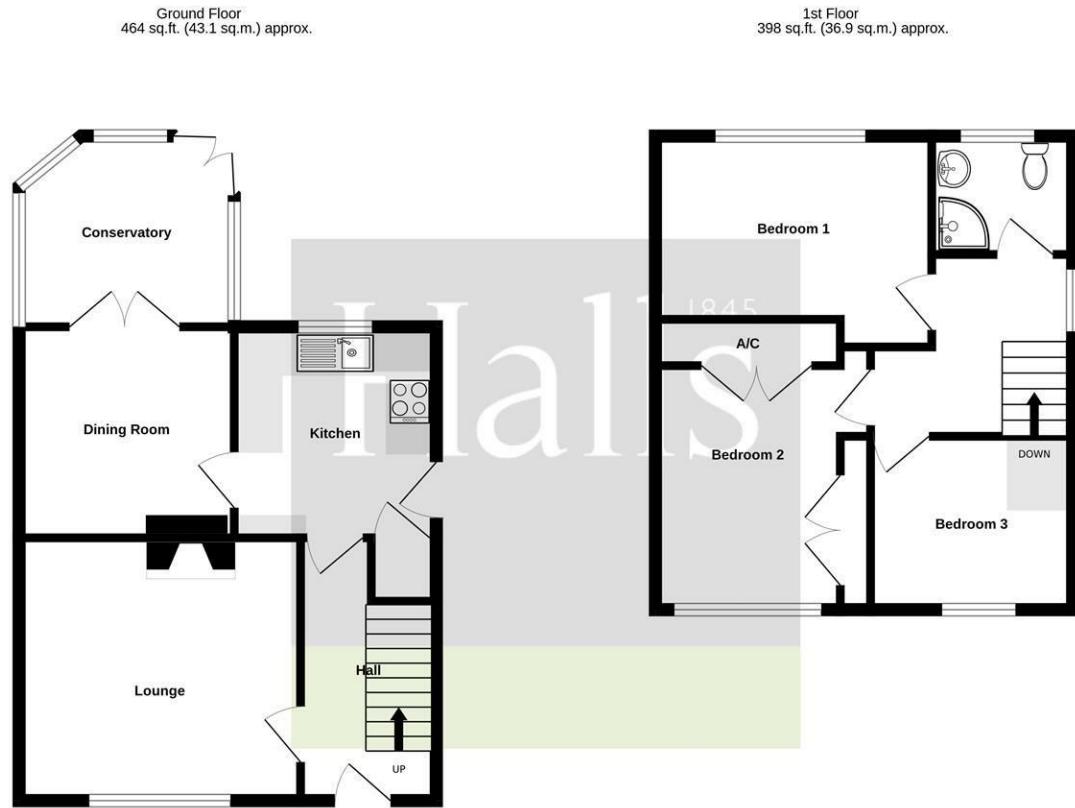
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Tenure - Freehold

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

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.



TOTAL FLOOR AREA : 862 sq ft. (80.0 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.
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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		85
(B1-8)	B		
(C9-40)	C		
(D5-48)	D	60	
(E9-54)	E		
(F21-38)	F		
(G1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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