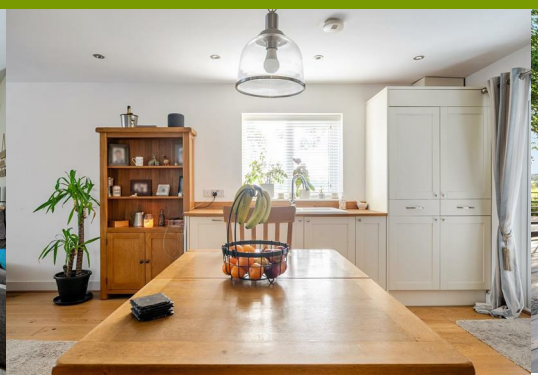
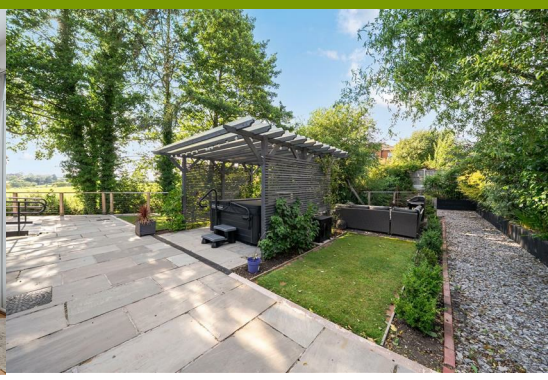


16 CLAYTON DRIVE

| WHITCHURCH | SHROPSHIRE | SY13 1PX







Situated at the end of a peaceful cul-de-sac on the highly regarded Clayton Drive, this beautifully modernised detached bungalow offers stylish, contemporary living with exceptional outdoor space, making it an ideal home for families, downsizers or those seeking a property ready to move straight into. There is ample parking and large landscaped gardens and paved terrace.

Offers in the region of £365,000





2 2 1 C

- **Spacious Detached Bungalow**
- **Fully Modernised Property**
- **Culd De Sac location**
- **Large Landscaped Gardens**
- **Large Drive for 4 + Cars**
- **No Upward Chain**

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. The railway station is about 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 16 Clayton Drive by private treaty.

The heart of the home is the impressive open-plan lounge, dining area and kitchen, a wonderfully light and spacious living environment designed for both everyday living and entertaining. The lounge features an attractive log-burning stove, creating a warm and inviting focal point, while windows to the front and side elevations, together with double doors opening onto the rear garden, flood the room with natural light. The contemporary kitchen is fitted with an extensive range of quality base and wall mounted units complemented by generous work surfaces and integrated appliances including an electric double oven, gas hob and dishwasher, together with space for an American-style fridge freezer. Off the hall area is door through to a study and an occasional bedroom.

The accommodation continues with two well-proportioned bedrooms, all finished to a high standard, together with a luxurious family bathroom comprising a panelled bath, separate shower enclosure, wash hand basin and W.C. Engineered oak flooring flows seamlessly throughout the majority of the property, enhancing the sense of quality, whilst the bathroom benefits from an attractive tiled floor. Further benefits include gas central heating and double glazed windows throughout.





Outside & Gardens

Externally, the property is equally impressive. To the front, a substantial block paved driveway provides off-road parking for numerous vehicles, with gated access to both sides leading to the rear gardens. A delightful paved terrace to the side of the bungalow enjoys a tranquil outlook over a small brook and open fields beyond, offering a peaceful setting for outdoor dining and relaxation.

The landscaped rear garden has been thoughtfully designed to create a series of attractive outdoor spaces. Expansive lawns are complemented by paved patio areas, a timber-framed gazebo sheltering a luxurious hot tub, a gravelled seating area and raised borders planted with a variety of mature shrubs, creating a private and colourful garden that can be enjoyed throughout the seasons.

Completing this outstanding home is the former garage, which has been skilfully converted to provide a useful store room and separate laundry / workshop, adding valuable practicality to this exceptional property.

Beautifully presented throughout and occupying an enviable position, this superb bungalow perfectly combines modern comfort, high-quality finishes and stunning outdoor space in one of Whitchurch's most desirable residential locations. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Directions

From Brownlow Street turn right into Claypit Street, continue into Alport Road and follow the road for about 1/2 a mile and turn into Clayton Drive. Continue into the cul de sac and bear to the right and 16 is located at the end of the cul de sac.

What 3 Words

///aviators.nametag.takeovers

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 £36 (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, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

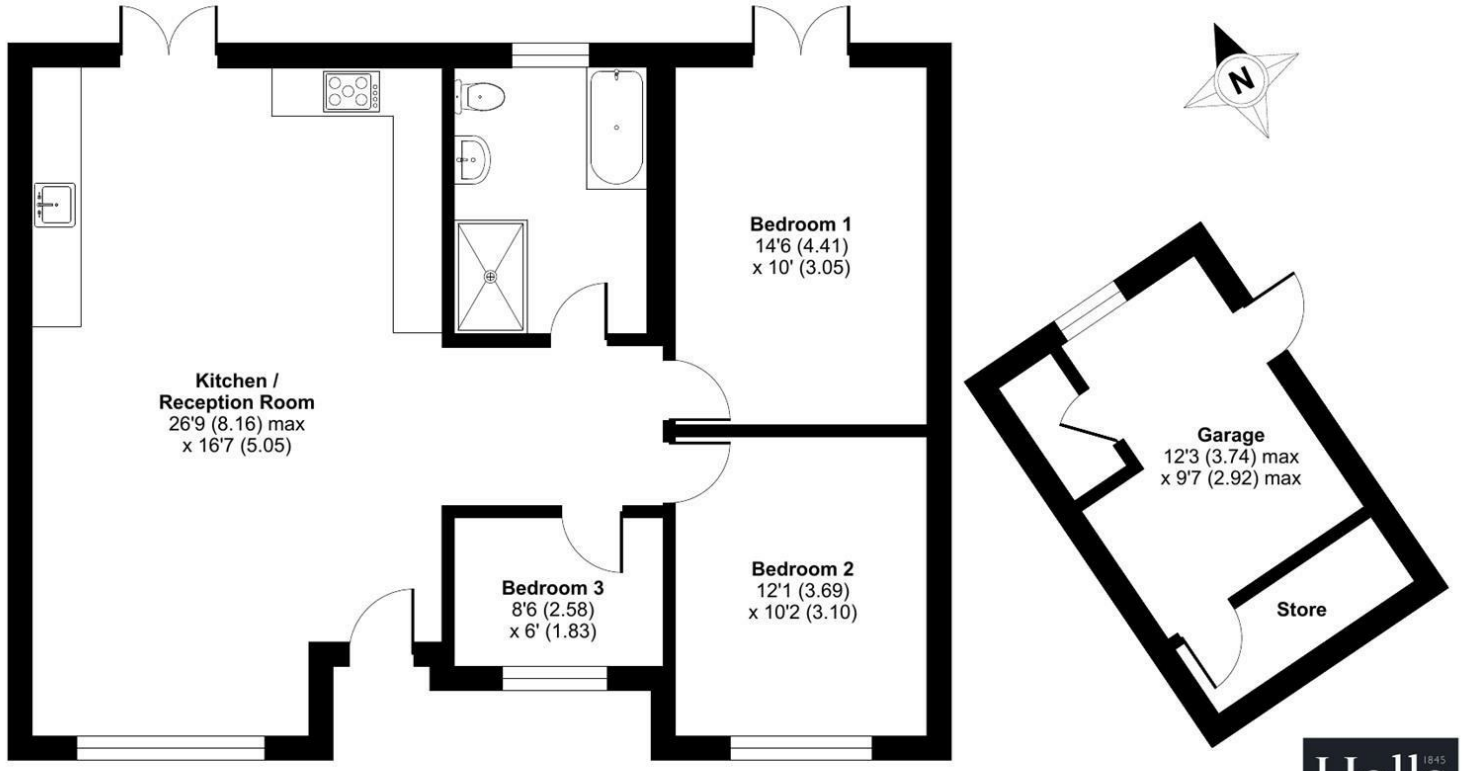
Services - All

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

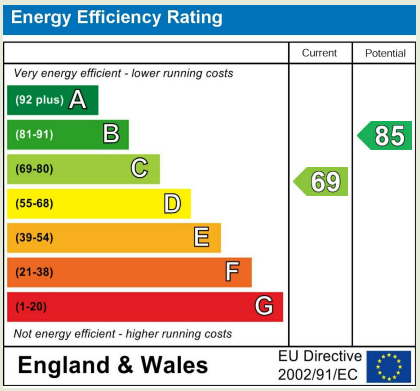
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 932 sq ft / 86.6 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1084 sq ft / 100.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 148538



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

WHITCHURCH SALES

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

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

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