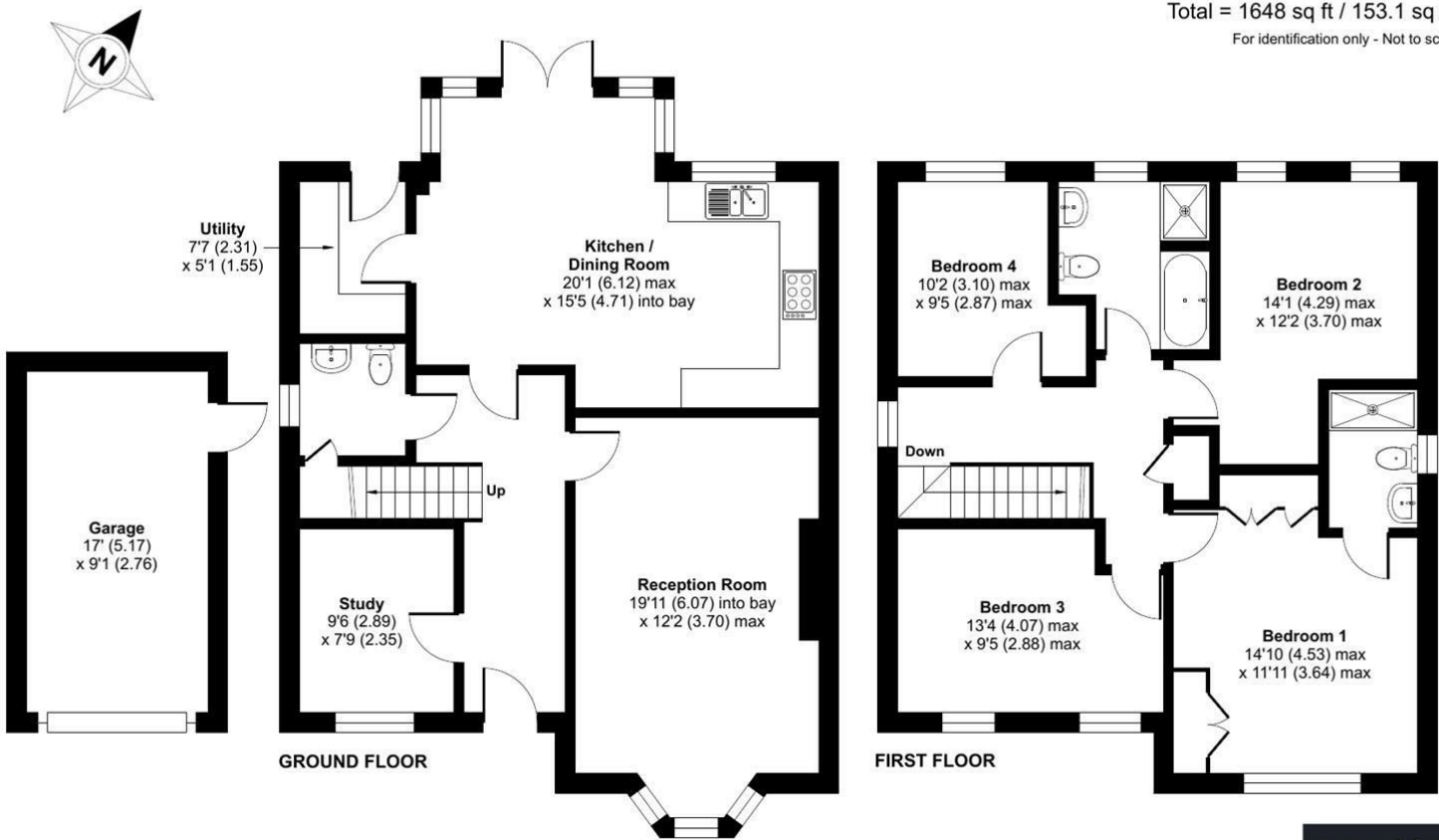


Approximate Area = 1495 sq ft / 138.9 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1648 sq ft / 153.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for Halls. REF: 1375734



8 THE SQUIRRELS

| WHITCHURCH | SHROPSHIRE | SY13 4JU

Energy Efficiency Rating	
Current	Potential
84	93

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

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.



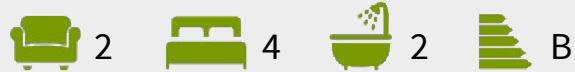
Halls WHITCHURCH SALES
 8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
 ☎ 01948 663230 ✉ whitchurch@hallsgb.com
 🌐 www.hallsgb.com



This is a wonderful and spacious detached family home located in a very popular residential area of Whitchurch. The property briefly comprises reception hall, living room, family room / study. large kitchen diner, utility and cloaks with W.C. To the first floor are four bedrooms and two bathrooms. There are landscaped gardens, drive and a garage.

Fixed Asking Price £365,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 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.



- Spacious Detached Family Home
- Beautifully Maintained Garden
- Tastefully Modern Interior
- Large Bay Windows
- Driveway and Garage
- Access to Popular Public Footpaths

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 property has the benefit of being close by to the wonderful Jubilee Park which offers a large open park with neatly kept flower beds and grassed areas. There is a children's play area, a bandstand and a number of picnic benches. The Staggs Brook stretches from Jubilee Park to the canal spur at Chemistry and is a haven for wildlife.

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 8 The Squirrels by private treaty.



This wonderful detached family home is presented to an exceptional standard. The front door opens into a spacious reception hall with wood laminate flooring and a door into a cloakroom with W.C and wash hand basin. There is a door from the cloaks to a spacious under stairs store cupboard. There is a large living room with bay window to the front and a feature fire place with an electric flame effect fire. Off the hall is a study / family room and a door to the large kitchen / diner. The kitchen has a wide range of base and wall mounted cupboards, newly installed oven, hob, work tops and drainer sink unit. There is a window from the kitchen overlooking the landscaped rear garden. The dining area is spacious and there is also a large bay window and double doors overlooking the gardens. Off the dining area is a utility room with base and wall mounted units, work tops and sink. There is space for a washing machine and tumble dryer and door to the rear garden.

The stairs ascend from the reception hall to a large first floor landing with window to the side and a door to the airing cupboard. There is a master bedroom to the front with fitted wardrobes and door through to the en-suite shower room which comprises large double shower enclosure, low flush W.C and wash hand basin. There are three further double bedrooms and a family bathroom with panelled bath, separate shower enclosure, low flush W.C and wash hand basin. The property has gas fired heating and double glazed windows.

OUTSIDE & GARDENS

The property is accessed off The Squirrels to a drive that leads to the single garage. There is a small landscaped garden to the front. The garage has power and lighting and a side personnel door that opens into the rear garden. The landscaped garden comprises flag paved patio, lawns, flower borders with a wide range of plants, trees and shrubs. To the bottom of the garden is a greenhouse, second paved seating area and raised kitchen garden. To the far side of the property is a useful storage area.



DIRECTIONS

From the centre of Whitchurch proceed up High Street to the church, go over the roundabout and continue into Bargates, at the next roundabout take the second exit and then the second exit at the second roundabout onto the B5476 Tarporley Road. Proceed up the Hill and take the first left into Haroldgate, second right into The Squirrels, and cross the small square and the property is located on the left.

WHAT 3 WORDS

///haunt.workflow.thud

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
WH1703 311025



COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' 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.