



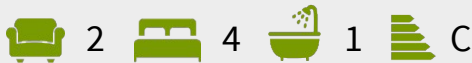
104 THOMPSON DRIVE

WHITCHURCH | SHROPSHIRE | SY13 1JL



A well presented mid terraced four bedroom property with the benefit of double glazed windows, gas central heating, driveway and parking. It is located in a quiet residential area with spacious accommodation and easily maintained gardens. The property would suit First Time Buyers or an Investor. The property is being sold with NO ONWARD CHAIN!

Offers in the region of £199,995



- Mature four bed house
- Within walking distance to town
- Driveway with parking
- Gas central heating
- No Onward Chain
- Ideal for a 1st time buyer

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 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 selling 104 Thompson Drive by private treaty.



The accommodation comprises an entrance door into the entrance hall, window to front, stairs to the first floor, tiled floor, radiator and storage cupboards. There is a door to a cloakroom with a low flush W/C and window. Off the hall is the living room which has a window to the front, radiator, gas fire with wood surround and laminate wood effect flooring. Door through to the kitchen which has a range of base and wall mounted units, laminate work tops, stainless steel 1 & 1/2 sink, part tiled walls and splash back, electric freestanding cooker with stainless steel extractor hood above. Washing machine, slimline dishwasher, window to rear, tiled floor and spotlights. Door through to the Conservatory / Diner which has French doors to the gardens and a tiled floor.

Stairs ascend from the hall to the 1st floor landing. There are four excellent sized bedrooms and a spacious family bathroom with panelled bath, separate shower, W.C and wash hand basin. The property has gas fired heating and double glazed windows.

OUTSIDE & GARDENS

The property is accessed from Thompson Drive to a gravel driveway. There is a small front garden with shrubs. Access to the rear garden is from the shared passageway as well as from the conservatory. The rear garden comprises a large, paved patio area which continues down the right-hand side of the property, passing through the garden trellis leads to a lawn and gravel area. There is a brick built outbuilding in the garden with power and a metal storage shed.



DIRECTIONS & WHAT 3 WORDS

From the centre of Whitchurch, drive out on the Wrexham Road and turn right about 100 metres past Blackhurst Car Dealership into Thompson Drive. Continue down towards Smallbrook road and the property is on the right hand side.

What 3 words: dips.armrest.overdone

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 'B' 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.

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.

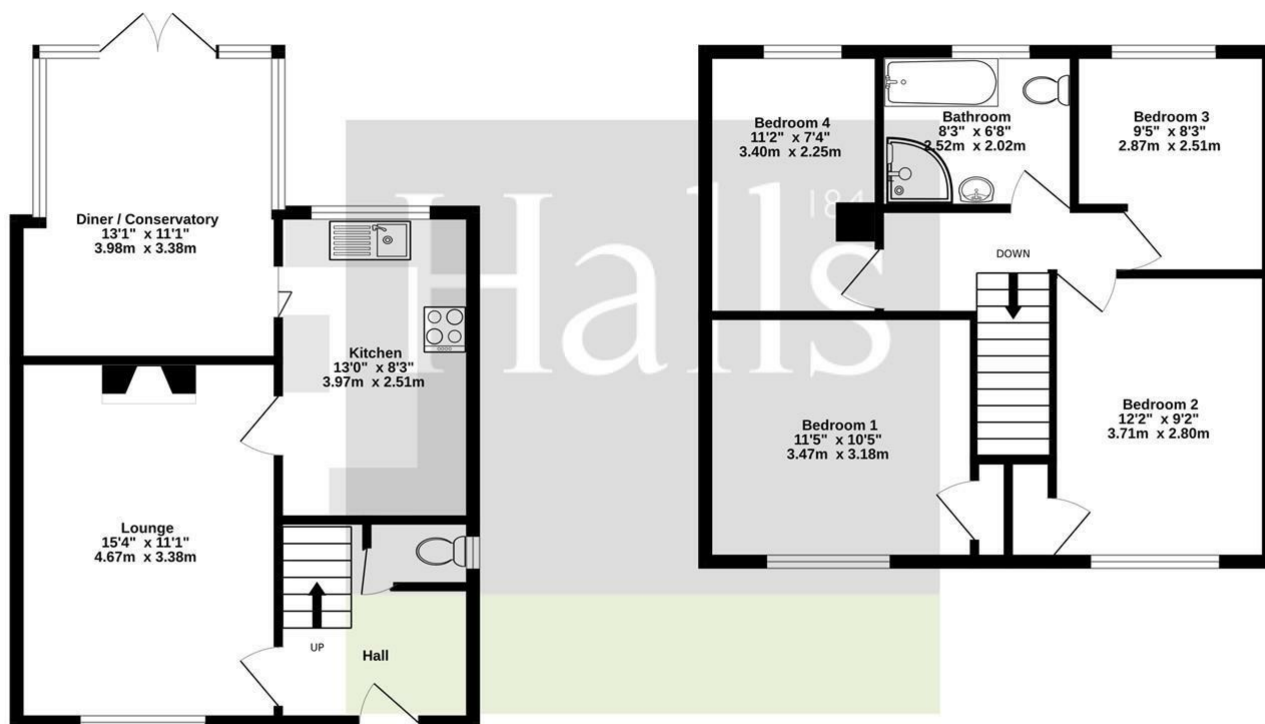
VIEWING ARRANGEMENTS

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

WH1816 080626

Ground Floor
479 sq.ft. (44.5 sq.m.) approx.

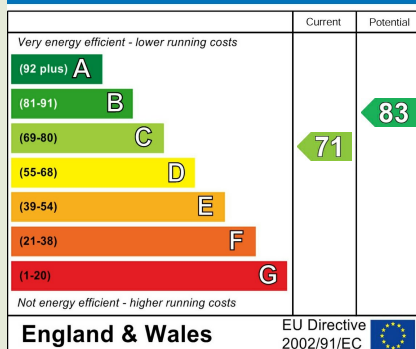
1st Floor
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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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Energy Efficiency Rating



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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www.halls.gb.com | Facebook | Instagram



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.