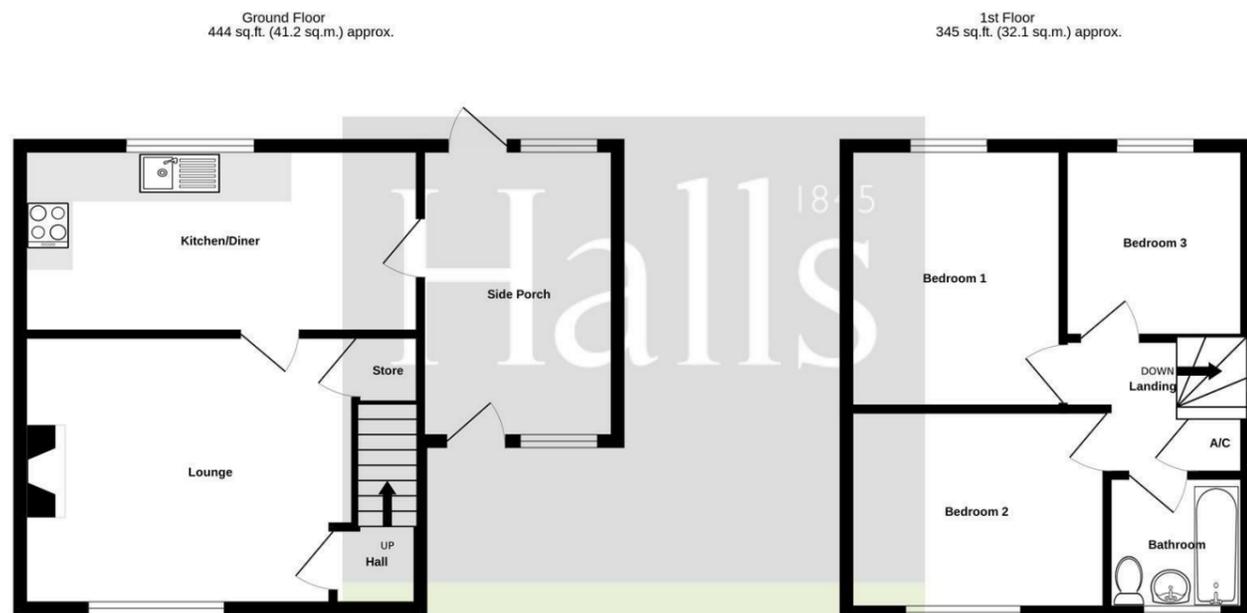


FOR SALE

21 Talbot Crescent, Whitchurch, Shropshire, SY13 1PH



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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FOR SALE

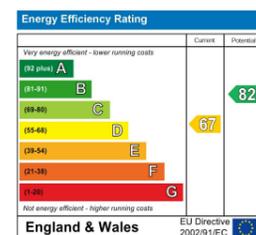
Offers in the region of £179,995

21 Talbot Crescent, Whitchurch, Shropshire, SY13 1PH

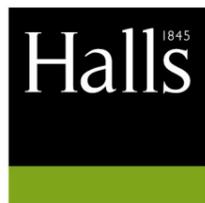
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



This mature semi detached home is being sold with NO CHAIN and is an ideal purchase for a First Time Buyer. The property comprises entrance hall, lounge, dining kitchen and useful side porch. There are three bedrooms, one bathroom and gas fired heating. The property benefits from off street parking and a generous rear garden backing onto school playing fields.



01948 663230

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



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Whitchurch Town Centre 0.5 miles, Railway station. 0.25 mile, Junior School 400 metres, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Semi Detached Home
- Ideal for First Time Buyer
- Hall, Lounge, Dining Kitchen
- Porch, 3 Bedrooms, Bathroom
- Off Street Parking
- Large Rear Garden
- Close to Town Centre
- No Upward Chain

#### Location

The property is located within 900 metres 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

The property comprises entrance hall, living room, modern dining kitchen and useful & spacious side entrance porch. To the 1st floor are 3 bedrooms and a bathroom. The property has cavity wall insulation, gas fired heating and partial double glazing. There is off street parking and a large rear garden with store sheds. The garden backs onto school playing fields.

#### Accommodation Comprises

Front entrance door opens into the hall. Door into the

#### Lounge

14'5 x 11'9 (4.39m x 3.58m)

Windows to the front, fire place and radiator. Door to understairs store and door into the

#### Dining Kitchen

17'7 x 8' (5.36m x 2.44m)

Modern kitchen with a range of base and wall mounted units, drainer sink unit, work top surfaces, electric oven and hob. There is a window to the rear, space for fridge freezer and space & plumbing for a washing machine. Door from the kitchen to the

#### Side Porch

12'6 x 8'5 (3.81m x 2.57m)

Windows and door to the front and rear and power sockets.

#### 1st Floor

Stairs ascend from the hall to the landing where there is a window to the side and cupboard housing gas fired combi boiler.

#### Bedroom One (rear)

11' x 9'4 (3.35m x 2.84m)

Window with view over the garden and school playing fields. There is also a radiator and light point.

#### Bedroom Two (front)

11'2 x 8'7 (3.40m x 2.62m)

Window to the front and radiator.

#### Bedroom Three (rear)

8'2 x 7'9 (2.49m x 2.36m)

Window with view over the garden and school playing fields. There is also a radiator and light point.

#### Bathroom

Modern white suite comprising panelled bath with shower over, low flush W.C and wash hand basin. There is a radiator and window.

#### Outside

The property is off Talbot Crescent where there is a dropped curb leading to the drive. The enclosed rear garden has a large patio area, lawns and two useful store sheds.

#### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)

WH1571 080125 (Draft Details)

#### Directions

#### Council Tax - Shropshire

The current Council Tax Band is 'A'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

#### 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.

#### Anti-Money Laundering (AML)

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.