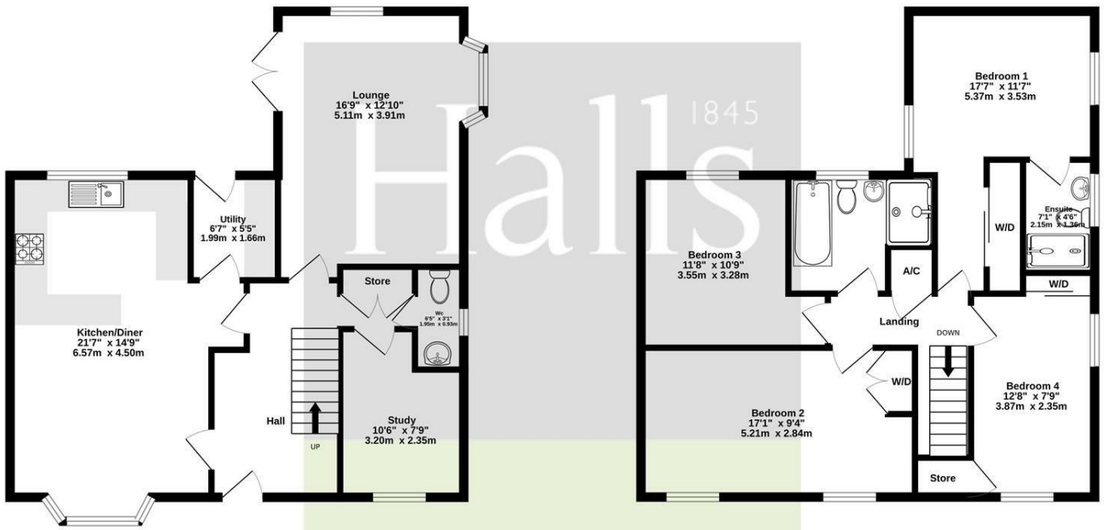
Ground Floor
701 sq.ft. (65.1 sq.m.) approx.

1st Floor
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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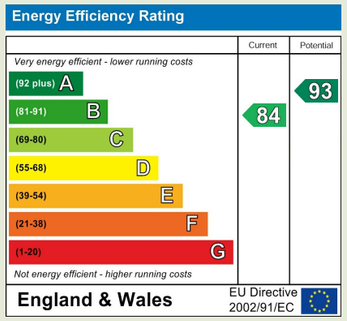

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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

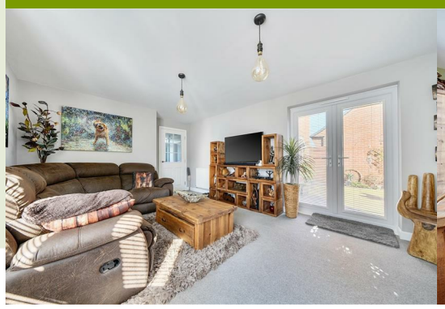
www.hallsgb.com

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.

9 HAZELNUT WAY

| WHITCHURCH | SHROPSHIRE | SY13 4JN



This well presented detached family home is located in a popular residential area and is within walking distance to the town centre. The property also has great views from the front overlooking the adjoining countryside. The property comprises reception hall, cloakroom with W.C, living room, study, dining kitchen and utility room. There are 4 bedrooms and 2 bathrooms to the first floor, landscaped gardens, parking for 2 cars and a garage.

Fixed Asking Price £395,000

2 4 2 B

- **Spacious Detached Family Home**
- **Wonderful Views from the Front**
- **Cul-De-Sac Location**
- **Nearby to Countryside Walking Routes**
- **Off Road Parking and Garage**
- **Landscaped Gardens**

Location

Sat on the edge of Whitchurch, Shropshire's most historic market town, the development it is located on benefits from being well-connected to both Shropshire and Cheshire, as well as being within walking distance 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. Whitchurch also has a railway station which is on the Cardiff to Manchester line which goes via Crewe and Shrewsbury.

There is also an excellent range of sports and leisure facilities and clubs in and around Whitchurch including Cricket, Rugby, Football and Hockey. There is a championship golf course close by at Hill Valley with two 18 hole golf courses.

Brief Description

Halls are delighted to be selling this wonderful home at 9 Hazelnut Way by private treaty.

Welcome to your next home - 9 Hazelnut Way. The property is located at the end of the cul de sac and is presented to a very good standard. There is a path that leads to the front door and upon entering the house you are greeted by a spacious reception hall with Amtico flooring and open under stairs storage area. There is also a store cupboard and door to a cloakroom with white suite comprising W.C, wash hand basin and Amtico flooring. There is a living room to the rear with doors to the garden, a study to the front and a spacious open plan kitchen / diner. The kitchen has a wide range of base and wall mounted units, work tops and breakfast bar. The kitchen has a range of integrated appliances including dishwasher, fridge / freezer, electric oven and 5 ring gas hob. There is Amtico flooring, windows to the rear and to he front with views and a door to a utility room with laundry facilities.

The stairs ascend from the reception hall and ascend to the first floor landing where there is an airing cupboard. The master bedroom has a range of fitted wardrobes, double glazed windows and feature part panelled wall. The bedroom has an en-suite shower which comprises large shower enclosure, wash hand basin and W.C. There are three further double bedrooms and a family bathroom which comprises panelled bath, separate shower enclosure, W.C and wash hand basin. There is a towel radiator, double glazed window and Amtico flooring. The property has gas fired central heating and double glazed windows.

Outside & Garage

The property is accessed from Hazelnut Way to a drive suitable for two cars. The drive continues to the single garage. To the front and side are lawned areas with flower borders with a range of plants and shrubs. The rear garden can be accessed from the drive or from the house and comprises lawns, mature flower borders with a wide variety of plants trees and shrubs, The garden also has a number of paved seating areas.

Directions & What 3 Words

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 then take the first left into Badger Crescent. Follow the road down to the bottom and turn left into Hazelnut Way and the property is located at the bottom of Hazelnut Way on the right.

What 3 Words: whizzing.sweated.gripes

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.

Council Tax - Shropshire

The current Council Tax Band is 'E' and is registered on the Shropshire Council Tax register.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1764 110326

Services

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.