

43 BELTON ROAD

WHITCHURCH | SHROPSHIRE | SY13 1HZ







A traditional 1930's semi-detached family home, offered for sale with NO UPWARD CHAIN, occupying a pleasant position within this popular residential area of Whitchurch. There is a large pleasant South facing garden to the rear which backs onto farmland. The property provides well-proportioned accommodation arranged over two floors, complemented by gas-fired central heating and double-glazed windows.

Offers in the region of £250,000





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- **Mature Semi Detached House**
- **No Upward Chain**
- **Requires Some Modernisation**
- **Backs onto Farmland**
- **Parking for Three Cars, Garage**
- **Popular Residential Area**

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 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 43 Belton Road by private treaty.

The accommodation briefly comprises an entrance porch with door through to reception hall with attractive wooden block flooring. There is an under stairs cupboard housing the gas boiler and an adjacent store. There is a spacious lounge/dining room with bay window to the front and double doors out to the patio and rear gardens. Off the hall is a kitchen with a range of base and wall mounted units, drainer sink unit, oven, hob and space for fridge and plumbing for a washing machine. Off the kitchen is a rear hall with door to the outside and a door to the cloakroom with W.C.

Stairs ascend from the hall to the 1st floor landing. There are three good sized bedrooms with the back bedroom having a great view over the gardens and farmland. There is a family bathroom with a panelled bath with shower above, low flush W.C and wash hand basin. The property has double glazed windows and gas fired heating.

Outside

Externally, the property benefits from a driveway providing off-road parking and leading to a single garage, together with a lawned front garden. To the rear is a particularly good-sized South facing garden incorporating a paved seating area, lawn and garden sheds. A further feature is the attractive outlook from the rear of the property, with views along the garden and across adjoining open fields.

Directions

What 3 Words

///busy.handbag.slimming





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.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1885 041126

Schooling - Whitchurch

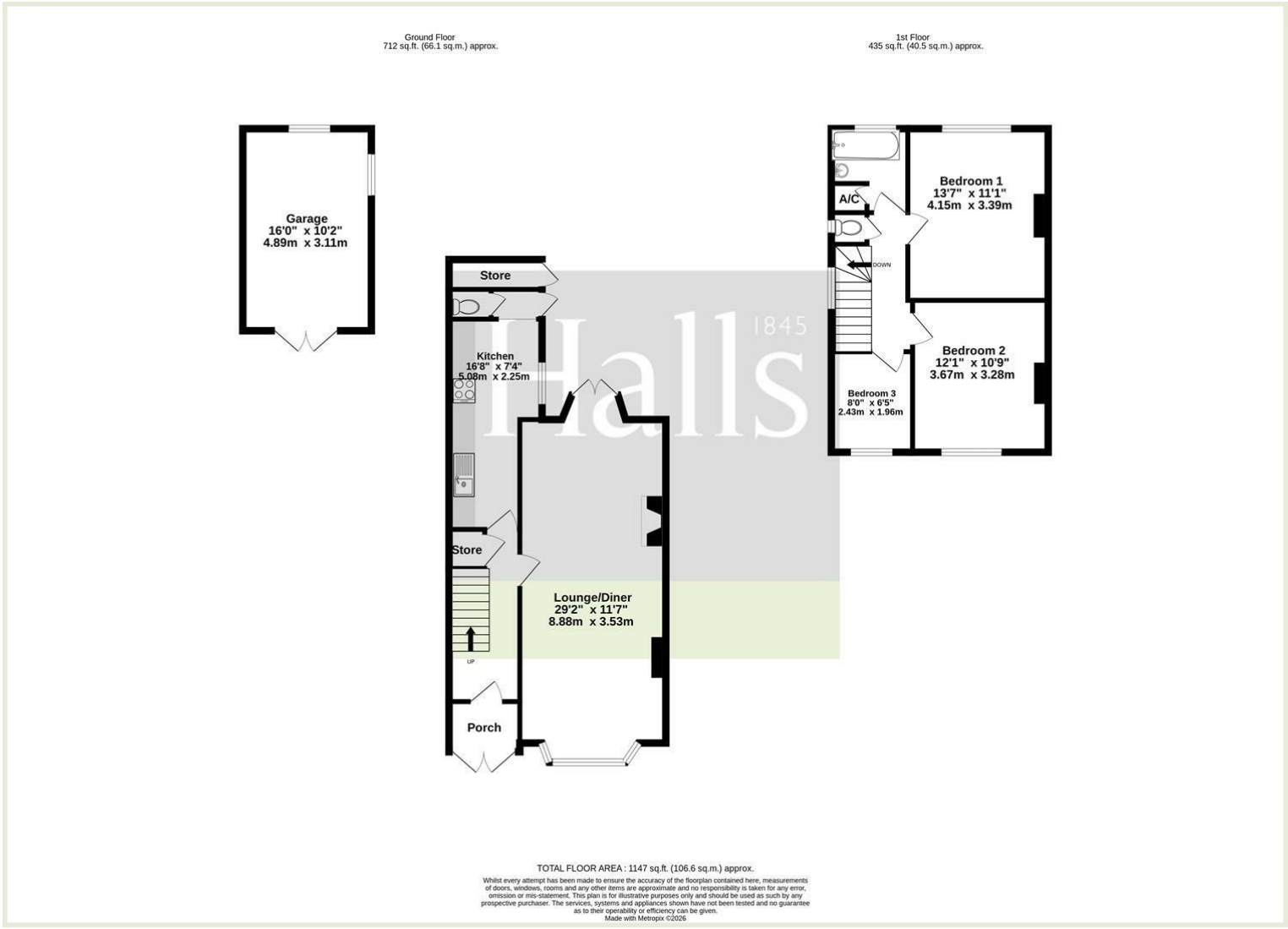
The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School , SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

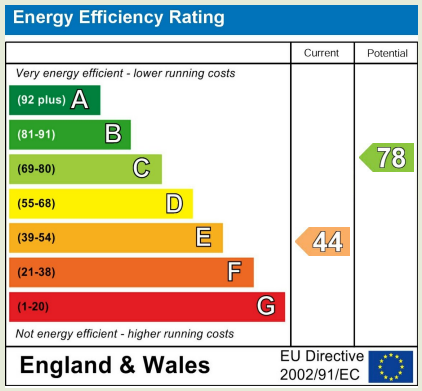
Services - All

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.





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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Halls 1845

WHITCHURCH SALES

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

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