

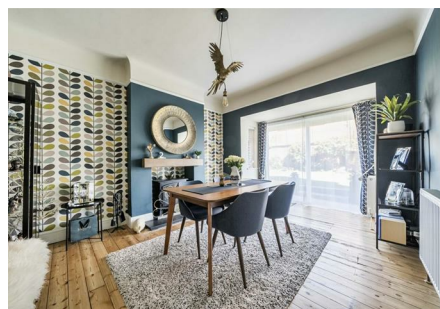
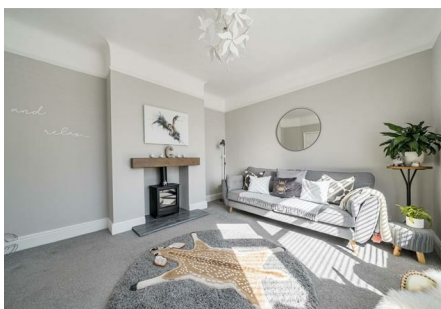


FOR SALE

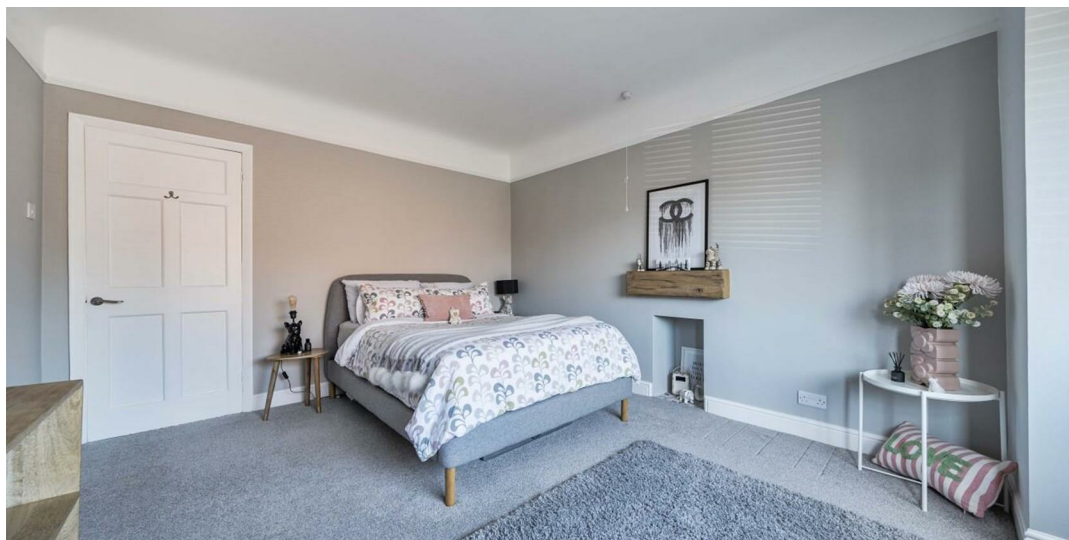
Offers in the region of £310,000

2 Salisbury Road, Whitchurch, Shropshire,
SY13 1RQ

This wonderful 1930's detached family home is situated on a corner plot and is presented to an exceptional standard. The property has been extended and it comprises reception hall, living room, dining room, kitchen, utility and cloaks with W.C. To the 1st floor are 3 bedrooms and a modern bathroom suite with separate shower. The property has gas fired heating and double glazed windows. There are large gardens to either side of the property and an enclosed courtyard area. It has off street parking and a detached garage.



Whitchurch Town Centre 1/4 of a mile, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



- Immaculate Detached Family Home
- Corner Plot, Close to Town Centre
- Hall, Living Room, Dining Room
- Fitted Kitchen, Utility & Cloaks
- Three Bedrooms, Bathroom
- Off Street Car Parking, Garage
- Large Gardens to Either Side
- Viewing Highly Recommended

Location

The property is located within 800 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. There is also a junior school on the doorstep and the railway station is only 1/4 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 with the instructions to offer 2 Salisbury Road for sale by private treaty.

The property has been completely modernised by the present owner yet retaining it's 1930's features. The attention to detail is evident throughout the rest of the house with the exposed floor boards, tiled floors and there is even a stained glass window in the hall.

The property comprises a canopied front entrance porch with front door that opens into the reception hall. There is a spacious living room to the front with a bay window and gas fired stove. There is a wonderful dining room with feature fireplace and double doors leading to the main garden area. The kitchen is well equipped with a range of integrated appliances and cupboard space. To the rear of the house is a useful utility room with storage cupboards, door to outside and door to a cloakroom with W.C and laundry facilities. To the 1st floor are three bedrooms and a modern bathroom suite.

The property has gas fired heating and double glazed windows throughout.

The property is accessed off Salisbury Road onto a drive suitable for a car. The drive continues to the detached brick built garage which has a power roller door, light and power points. There are steps that lead from the drive to the front garden and front door. There are flower borders and path that runs across the front to a gate into the main garden which is laid to lawn with surrounding flower borders with a variety of plant trees and shrubs.

There is also a large area of garden to the other side of the garage which is laid to lawn with a laurel hedge.



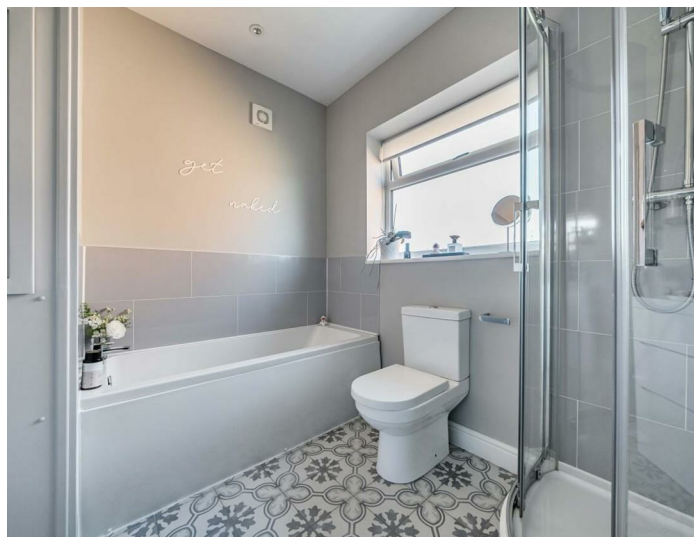
2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



The Accommodation Comprises

- Ground Floor-
Reception Hall
Living Room
Dining Room
Kitchen
Utility
Cloaks / Laundry

-1st Floor-
Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

Schooling

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.

Directions

From the centre of Whitchurch drive up Station Road and take the 1st left just passed the Vets into Queens Road and at the end turn left and the property is located on the right hand side.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1614 220825

Council Tax - Shropshire

The current Council Tax Band is 'D' on the Shropshire Council Register.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

What 3 Words

///lordship.passenger.blazers

Anti-Money Laundering (AML)

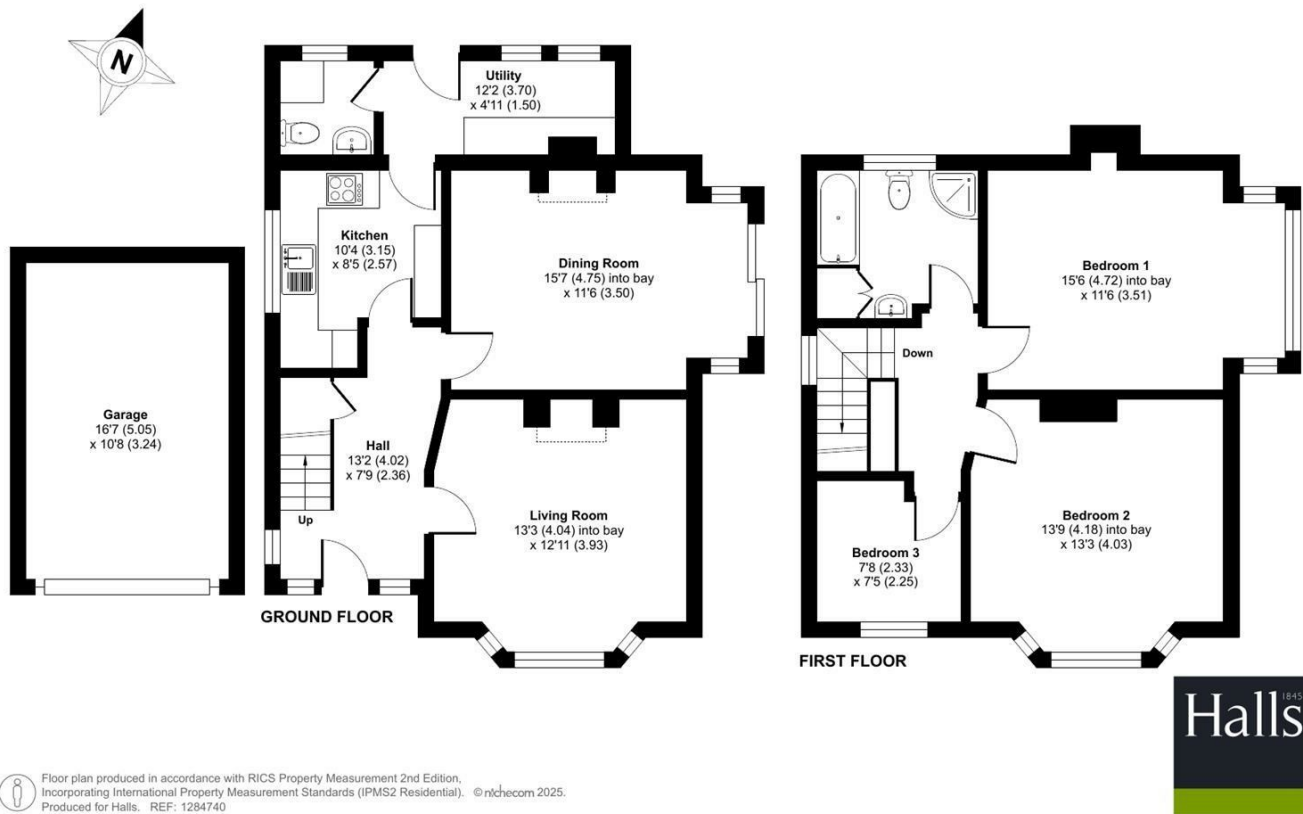
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

FOR SALE

2 Salisbury Road, Whitchurch, Shropshire, SY13 1RQ

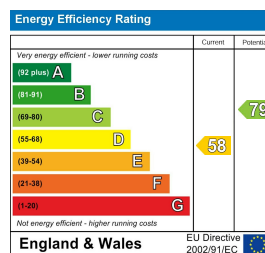
Approximate Area = 1163 sq ft / 108 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1339 sq ft / 124.3 sq m
For identification only - Not to scale



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 Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.