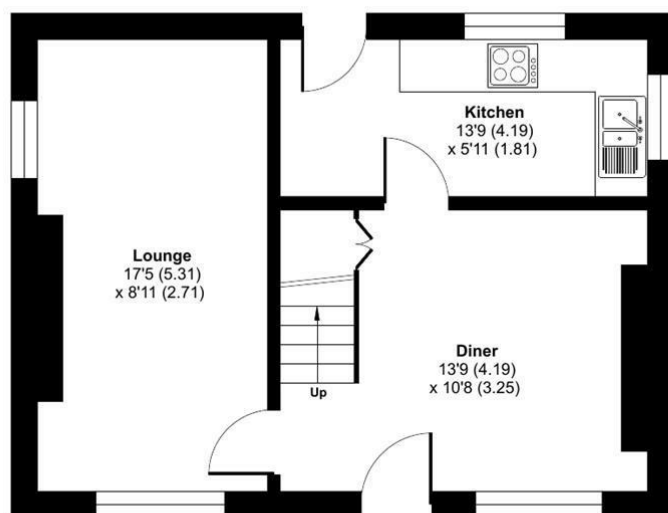
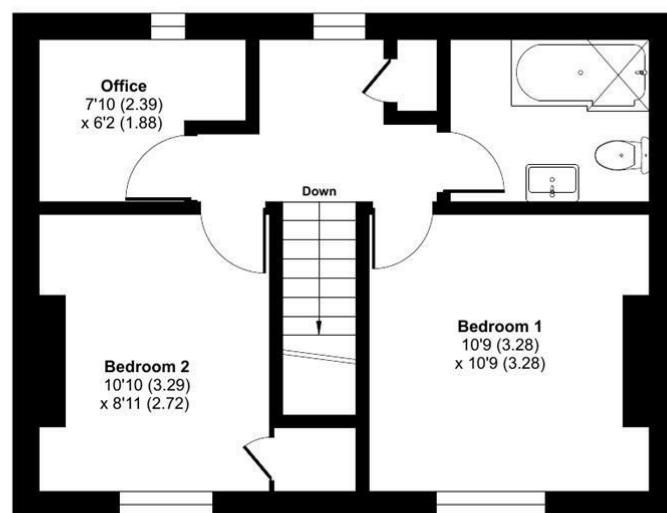




Approximate Area = 790 sq ft / 73.3 sq m
For identification only - Not to scale



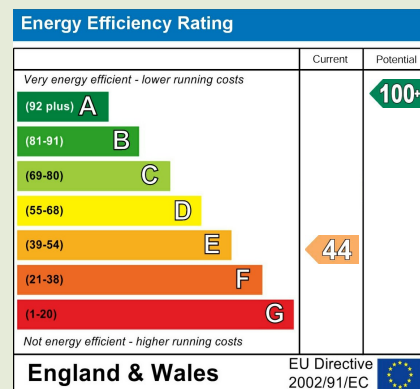
GROUND FLOOR



FIRST FLOOR



NEW HOUSE POST OFFICE LANE WHIXALL | WHITCHURCH | SHROPSHIRE | SY13 2QU



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.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

☎ 01948 663230 ✉ whitchurch@halls.gb.com

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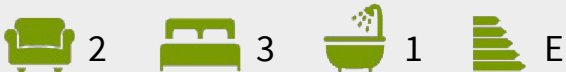
1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property 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.



New House is a charming detached country cottage that has recently undergone some major improvements including a new roof, re-wire and new LPG central heating system. The property comprises two reception rooms, kitchen, three bedrooms and a bathroom. It has log burners, a detached single storey wash house and W.C to the rear, gardens and parking. Viewing highly recommended.

Offers in the region of £325,000



- Detached Country Cottage
- Recently Modernised
- Large Gardens, Parking
- Countryside Location
- Two Log Burners
- Single Storey Outhouse

LOCATION - WHIXALL

The property is situated in Whixall and is within easy driving distance of Whitchurch, Ellesmere and Wem, all of which have an excellent range of local shopping, recreational and educational facilities.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell New House by private treaty.

New House is a charming, detached country cottage which has undergone a number of improvements which include a new roof, new central heating boiler and system, re wire and the installation of new log burners. The property has also had a new kitchen and bathroom and also has scope for extensions to the side and rear subject to planning.



The double fronted home has a front entrance door that opens into the dining room which has a feature fire place with log burning stove, window to the front, quarry tiled floor and an under stairs store. There is a large sitting room with windows to the front and side and a log burning stove. Off the dining room is a galley style kitchen with base units, wooden counter top, drainer sink unit, electric oven and hob, windows to the side and rear, quarry tiled floor and rear entrance door. There is also a wall mounted boiler.

Stairs ascend from the dining room to the first floor landing where there is a window to the rear and door to an airing cupboard. There are three bedrooms and a modern family bathroom. There are wonderful countryside views from the bedrooms and there is also off the front bedroom a door that leads to a staircase up to a boarded loft space. The property has gas fired heating and UPVC double glazed windows.

OUTSIDE & GARDENS

The property is accessed from Post Office Lane to a drive with parking for at least four cars. There are charming cottage style gardens to the front with two areas of lawn, flower borders and access down either side of the property. Immediately to the rear of the house is a detached former wash house that dates back to the mid 19th century and presently comprises a workshop with original old range and old copper wash still. There is also a storeroom, W.C and timber store to the rear. There are lawns to the bottom of the garden, base for a greenhouse and raised beds for a kitchen garden.

DIRECTIONS

From Whitchurch proceed on the B5476 road towards Wem. After passing the "Dog & Bull" Public House take the next turn right to Whixall. New House will be found after just under a mile on the right hand side.



WHAT 3 WORDS

///headrest.monks.terms

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 'D' on the Shropshire Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1771 300326



SCHOOLING - WHIXALL

The property lies within close to Whixall Primary / Junior School. There are other local state schools in Whitchurch & Wem including SJT Secondary School in Whitchurch, Thomas Adams Secondary School, Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an LPG fired boiler to radiators. Drainage is currently to a shared sewage treatment plant. The cost of and electrics of this system will be shared three ways.

TENURE - FREEHOLD

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