



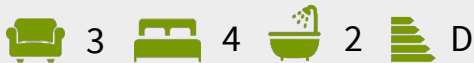
2 NORTHWOOD COTTAGES

FAULS | WHITCHURCH | SHROPSHIRE | SY13 2BA



Occupying an attractive rural position close to the popular village of Fauls, 2 Northwood Cottages is a spacious detached family home offering generous and versatile accommodation, excellent parking, a substantial double garage with additional office space, and delightful gardens. While the property would benefit from replacement front windows and some cosmetic updating, the asking price has been set to reflect the improvements required, presenting an excellent opportunity for purchasers to add their own style and further enhance this impressive home. There is NO CHAIN.

Fixed Asking Price £425,000



- Charming Extended Family Home
- No Upward Chain
- Countryside Views and Rural Location
- Drive for Many Cars / Vehicles
- Detached Double Garage and Office Space
- Large Front & Rear Gardens

LOCATION

The property is located in the small hamlet of Fauls Green where there is a village hall and church. Whitchurch is approximately 7 miles from the property where there are supermarkets, local shops, restaurants and pubs. There is a village school close by at Lower Heath and secondary schools in Whitchurch and Market Drayton. There are also a number of private schools in the area.

The property is well situated for access to the motorway and rail network and the large towns of Chester, Shrewsbury and Telford.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 2 Northwood Cottages by private treaty.



The accommodation begins with a practical entrance porch with a tiled floor, leading through to the welcoming reception hall. The sitting room is full of character, featuring an attractive exposed brick fireplace with a log burning stove, creating a warm and inviting focal point. A separate dining room provides an ideal setting for family meals and entertaining.

A particular highlight of the home is the spacious dining kitchen, beautifully fitted with an extensive range of cupboards complemented by granite work surfaces. The kitchen also benefits from a range-style cooker, integrated appliances, a drainer sink unit and tiled flooring, while windows and a door provide direct access to the enclosed courtyard garden, making it perfect for indoor and outdoor entertaining.

The ground floor also offers an excellent range of practical spaces including a study, ideal for those working from home, together with a laundry room and cloakroom fitted with a W.C.

To the first floor, the landing incorporates an airing cupboard and radiator. The principal bedroom enjoys wonderful far-reaching views across the surrounding countryside and benefits from a built-in cupboard together with a luxurious modern en-suite shower room featuring a large walk-in shower, vanity wash hand basin and W.C. Three further well-proportioned bedrooms are served by the family bathroom, fitted with a panelled bath with shower mixer tap, wash hand basin and low flush W.C.

The property benefits from oil fired central heating and double glazed windows.



GARDENS & GARAGE

Externally, the property is approached via gates opening onto a generous gravelled driveway providing parking for numerous vehicles and leading to the substantial detached double garage. The garage has twin up-and-over doors, a workshop area to the rear and a separate cold room/store. Stairs rise to a highly versatile first-floor office or games room, offering excellent additional space for home working, hobbies or recreation.

The gardens are another notable feature of the property. To the front is a neat lawn, while to the rear a spacious enclosed courtyard garden enjoys large flagstone paving, a raised planting bed and access through a gate to the main garden. Beyond, the attractive lawn is complemented by mature flower and shrub borders, fruit trees and a charming summer house, with a wicket-style fence and gate leading through to a further area of garden, providing excellent space for families, keen gardeners or those simply wishing to enjoy the peaceful countryside setting.

Offering spacious accommodation, extensive outside space and tremendous potential to add value through cosmetic improvements, 2 Northwood Cottages represents a wonderful opportunity to acquire a substantial country home in a sought-after rural location close to Fauls.

DIRECTIONS

From Whitchurch drive South on the A41 heading towards Market Drayton. After about 6 miles turn right signposted for Hodnet & Wem and follow the road for about 1 mile and turn left for Darliston, Fauls Green & Wollerton. Continue along the road and drive through the village of Fauls Green continuing on the road and the property is on the right hand side after about half a mile.



WHAT 3 WORDS

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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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1639 200726

COUNCIL TAX - SHROPSHIRE

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

LOCAL AUTHORITY - SHROPSHIRE

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

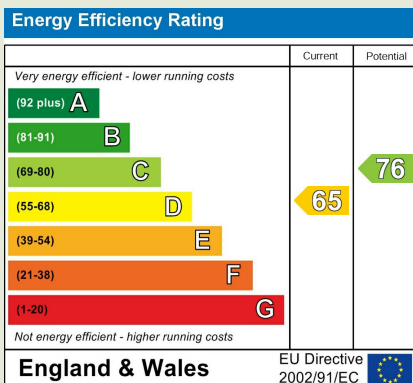
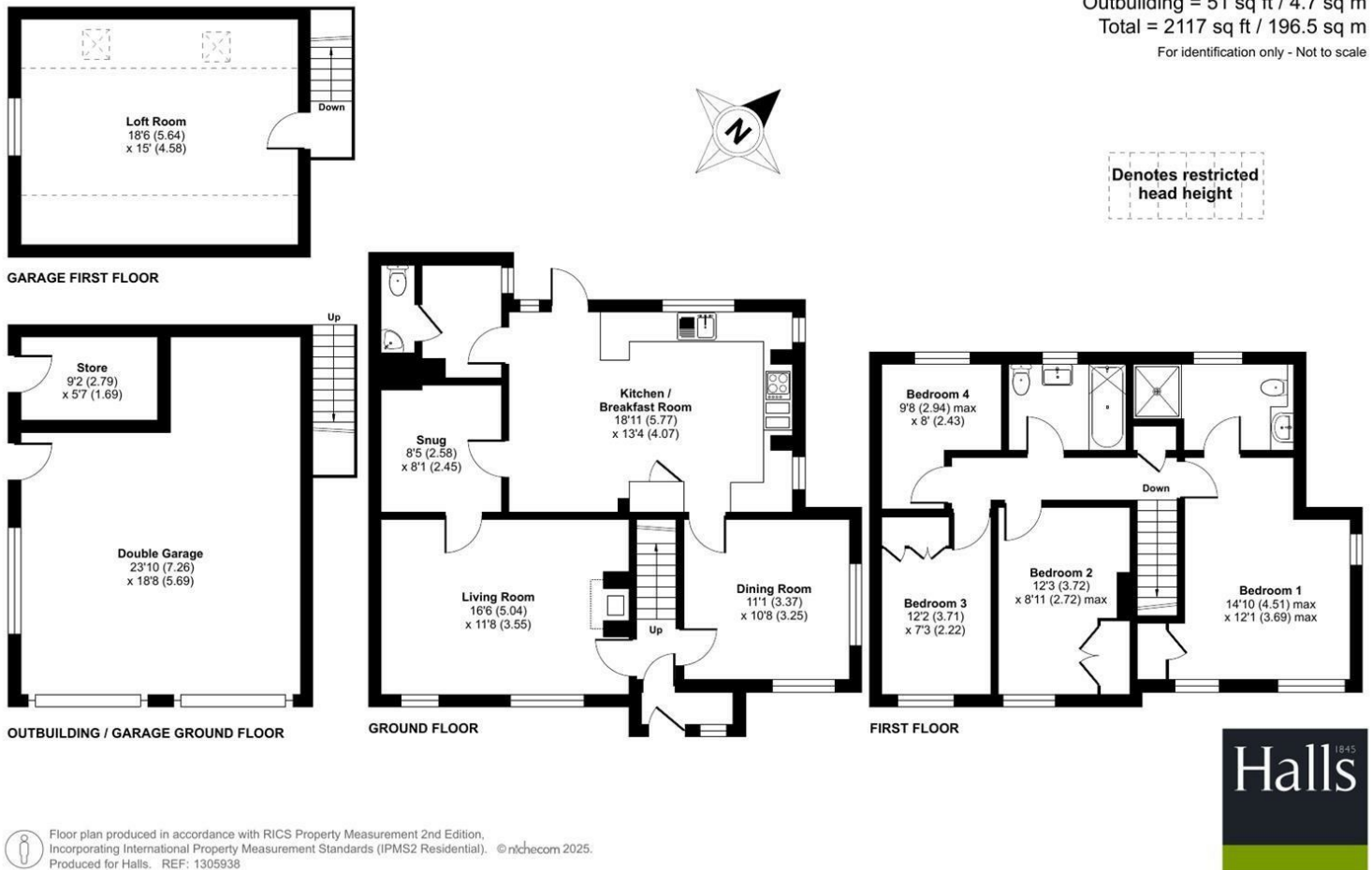
SERVICES

We believe that mains water and electricity are available to the property. Drainage is to a septic tank The heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

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

Approximate Area = 1407 sq ft / 130.7 sq m
 Limited Use Area(s) = 121 sq ft / 11.2 sq m
 Garage = 538 sq ft / 49.9 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 2117 sq ft / 196.5 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.

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

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

01948 663230 ✉ whitchurch@halls.gb.com

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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.

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