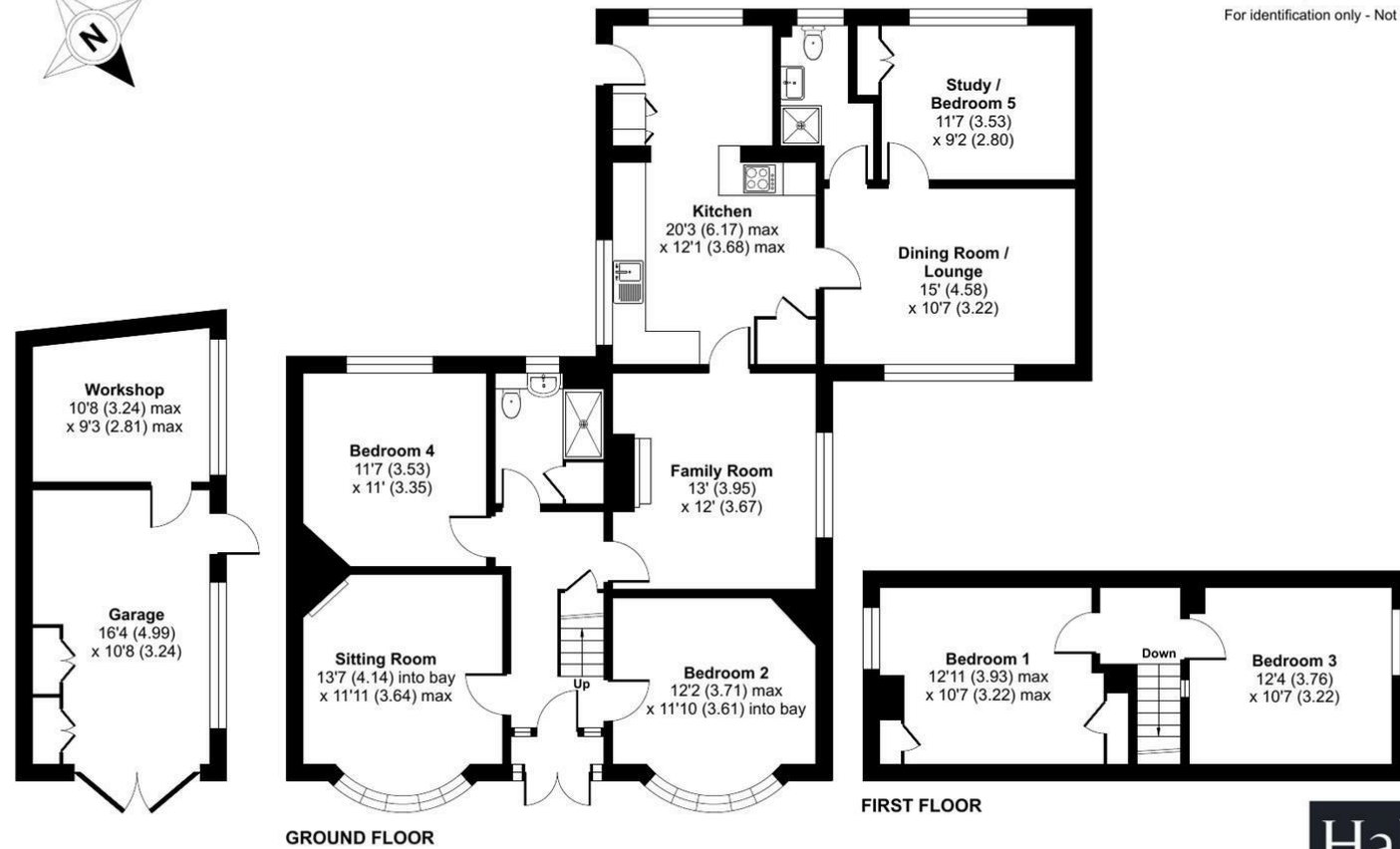




Approximate Area = 1629 sq ft / 151.3 sq m
 Garage = 271 sq ft / 25.2 sq m
 Total = 1900 sq ft / 176.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Halls. REF: 1395667



APPLEGARTH 77 BELTON ROAD

| WHITCHURCH | SHROPSHIRE | SY13 1JB

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	66
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.



Halls WHITCHURCH SALES
 8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
 ☎ 01948 663230 ✉ whitchurch@hallsgb.com
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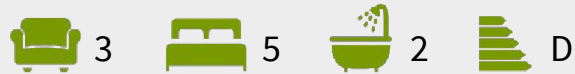


Applegarth is a wonderful detached spacious home that has been extended to provide an annexe. The property is being sold with NO CHAIN. The property comprises entrance hall, family room, sitting room, breakfast kitchen, four bedrooms and bathroom. The annexe comprises a dining room/ lounge, bedroom/study and shower room. There are landscaped gardens and a courtyard seating area. The property has gas fired heating and double glazed windows.

Offers in the region of £375,000

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.



- Charming Detached Home
- No Upward Chain
- Annexe Accommodation
- Viewing Highly Recommended
- Drive & Parking for 3 Cars
- Landscaped Gardens

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. The railway station is only 1.5 miles away and there is good access to local walks on the doorstep.

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 selling Applegarth by private treaty.



The property was built in 1935 and has only ever had two owners. The property was re wired in 2015 and had a new gas boiler in 2022. There are double doors to the front that open into a storm porch with a tiled floor and door into the entrance hall where there is an understairs store cupboard. The sitting room is to the front with an open fire and bay windows with views over the gardens and land across the lane. There is a family room with quarry tiled floor and windows to the side garden. The property has a spacious modern breakfast kitchen with wide range of cupboards, worktop surfaces and drainer sink unit. There is a window to the side overlooking the courtyard. The kitchen also has an electric ceramic hob and built in oven and microwave. There is space for an under counter fridge, plumbing for a washing machine and door to a very useful pantry. There is a side entrance door to the courtyard and there is a gas fired boiler concealed in one of the base cupboards.

To the ground floor there are two double bedrooms, one with bay window. The main bathroom comprises of a modern shower, W.C. and wash hand basin. Stairs ascend from the hall to the first floor where there are two further double bedrooms.

ANNEXE

There is a door that leads from the kitchen to the dining room/ lounge of the annexe with windows and view over the side and front garden, double bedroom/ study to the rear with windows with views over the land and there is also a shower room with shower enclosure, W.C and wash hand basin.



OUTSIDE & GARDENS

The property is located towards the top end of Belton Road and has a drive suitable for three cars. The drive continues to a garage with an attached workshop. There are landscaped gardens to the front and side with lawns and flower borders. To the rear is an enclosed courtyard and patio area and to the side is a timber framed greenhouse that will require some repairs.

DIRECTIONS

From the centre of Whitchurch drive out on Wrexham Road and after about 1/2 a mile turn left into Belton Road. Continue up Belton Road and the house is on the left at the top after the road narrows.

WHAT 3 WORDS

///universally.maple.jots

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.

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.

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.