FOR SALE

Asking Price £375,000

23 Bathfields Crescent, Whitchurch, Shropshire, SY13 1DA

This is a wonderful opportunity to acquire a detached four bedroom dormer home at the end of the cul-de-sac of Bathfields Crescent. The property comprises entrance hall, lounge, dining kitchen, utility, two ground floor bedrooms and a shower room with W.C. To the first floor are two bedrooms and a modern bathroom suite. There is parking to the front for up to three cars & garage. There are large landscaped gardens to the rear.

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Whitchurch 0.5 miles, Chester & Shrewsbury 20 miles, Nantwich 13 miles. All distances are approximate.

- **Spacious detached Dormer Bungalow**
- **Cul de Sac Location**
- **Garage and Spacious Driveway**
- **Large Landscaped Rear Gardens**
- **Close to the Canal Basin for Walks**
- **Nearby to the Town Centre**

Location - Whitchurch

The property is situated at the end of the cul de sac of Bathfields Crescent which is 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 23 Bathfields Crescent by private treaty.

This versatile detached home is presented to a wonderful standard. The property briefly comprises reception hall with staircase, living room with double glazed bow window to the front and fire place with living flame gas fire. There is a dining room / bedroom, newly fitted kitchen with dining area and French doors into the gardens. The kitchen has quartz worktops, inset drainer sink unit, wide range of cupboards, electric double oven and ceramic hob. The kitchen has space for a dishwasher, undercounter fridge and there is a window to the rear garden. There is a door from the kitchen that leads into the side entrance lobby / utility where there is plumbing for a washing machine, drainer sink unit and doors to the garage, drive and rear garden. There is a ground floor bedroom with fitted wardrobes and window overlooking the garden. Off the hall is a modern ground floor shower room with W.C, wash hand basin and corner shower unit.

The stairs ascend from the entrance hall to the first floor landing where there is a door to the loft / store room. There are two bedrooms with one bedroom having an air conditioner unit and fitted wardrobes and cupboards. There is also a modern bathroom suite with panelled bath with shower above, vanity unit with wash hand basin and WC, a towel radiator and double glazed window.

The property is accessed from the end of the cul-de-sac to a drive suitable for at least three cars. There are flower borders and beautiful mature Magnolia tree. The drive continues to the garage. There is access down the side of the property to the landscaped and spacious rear garden. There is a large paved seating area, steps that lead down to the lawns and mature flower borders. There is a further paved area with pergola which captures the afternoon and evening sun. The garden has a greenhouse, store shed and outside water tap.

The single garage has a roller shutter door, power and lighting.

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

Directions
From the centre of Whitchurch drive out on Smallbrook Road and continue along until you get to a small roundabout. Turn left into Bathfields Crescent and then 1st left and the property is straight in front of you.

What 3 Words
///starring.auctioned.farms

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.

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
WH1654 270625

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

Local Authority - Shropshire
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

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.

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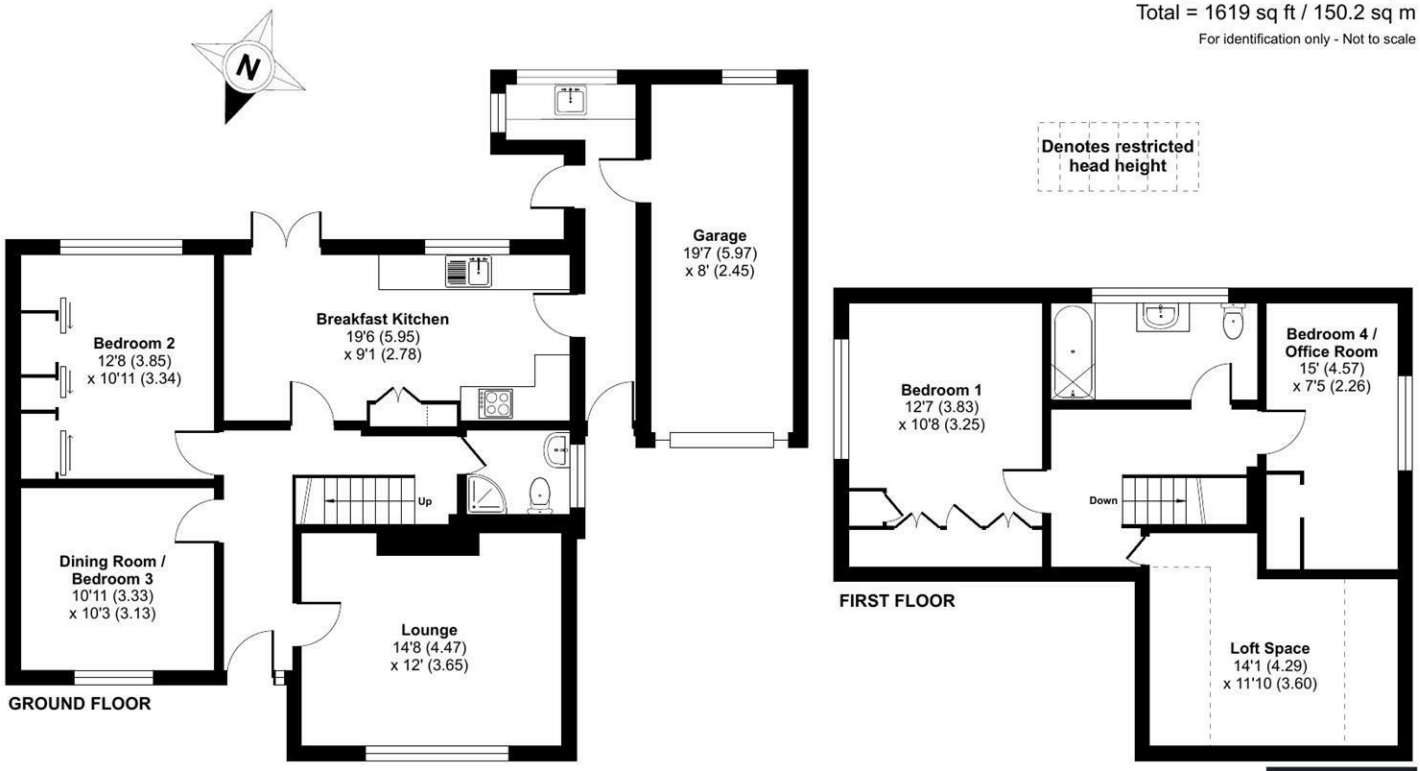
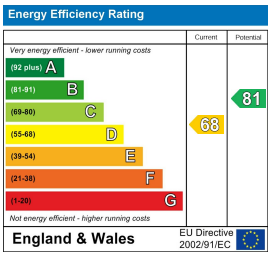
Approximate Area = 1399 sq ft / 129.9 sq m
Limited Use Area(s) = 63 sq ft / 5.8 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1619 sq ft / 150.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1318802

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
St Marys Arcade 13 - 17 High Street, Whitchurch, Shropshire, SY13 1AX
E: whitchurch@hallsgb.com

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