



FOR SALE

Offers in the region of £395,000

81 The Firs Chester Road, Whitchurch,
Shropshire, SY13 1NL

This is a wonderful detached family home located at the end of a private drive. The property is being sold with NO CHAIN. The plot measures just over 1/2 an acre. The property comprises porch, entrance hall, cloaks with W.C, living room, dining room, breakfast kitchen, utility, three double bedrooms, en-suite shower room, family bathroom. There is a drive, double garage and large landscaped gardens.



Whitchurch Town Centre 1/2 a mile, Chester & Shrewsbury 20 miles, Nantwich 12 miles.
All distances are approximate.



- **Spacious Detached Family Home**
- **Large Gardens & Plot to 1/2 Acre**
- **No Upward Chain, Viewing Advised**
- **Porch, Hall, Living Room, Dining Room**
- **Kitchen, Utility, 3 Bedrooms,**
- **2 Bathrooms, Double Garage**

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. 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 81 The Firs by private treaty.

This wonderful detached single storey family home is being sold with NO CHAIN. The property is located on a large plot of just over 1/2 an acre. The property comprises a front door that opens into the entrance porch which has a tiled floor and door into the entrance hall. In the hall there is a cloaks cupboard by the front door and an airing cupboard and linen store near the bedrooms. Off the hall is a cloakroom with W.C and wash hand basin. To the front is a large living room with bow window having views over the gardens, window to the side and a fireplace. There are double doors off the living room to the dining room which has sliding patio doors to the gardens. Off the hall is a modern breakfast kitchen with a range of base and wall mounted units, work tops, stainless steel drainer sink unit, integrated fridge freezer, slim line dishwasher. There is a fitted microwave, a cooker with double oven and a gas hob. The kitchen has space for a table and chairs and there are windows with views over the gardens. Adjacent to the kitchen is a utility room with base and wall mounted units, worktops, drainer sink unit, space for a tumble dryer and space / plumbing for a washing machine. There is a door to a store cupboard and door to the gardens.

The master bedroom is to the front and has a bow window, fitted wardrobes and door through to the en - suite which comprises a corner shower enclosure, vanity unit with wash hand basin, W.C, floor and wall tiles and window to the side. There are two further double bedrooms both with fitted wardrobes and a modern family bathroom with panelled bath, low flush W.C and wash hand basin. The property has gas fired heating and double glazed windows.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Outside & Gardens

The property is located at the end of a private drive off The Firs. There is a detached double garage with an up and over door, power, lighting and side door. There is parking in front of the garage. There are lawns to the front and a path that leads to the front door. There is space at the side of the garage to provide further parking if needed. There is access down either side of the property into the large gardens. The gardens are mainly laid to lawns with flower borders and there are a number of mature trees. There is a garden storage shed and to the bottom of the garden an area set aside as a wilding area.

Directions

From the centre of Whitchurch drive out on Chester Road and go past the bowling club and turn left into The Firs. After about 50 metres turn left and follow the road for another 50 metres and you will see a drive that goes down to the right. Follow that and the property is located at the bottom on the left hand side.

What 3 Words

///helped.rates.paces

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 'E' on the Shropshire Council Register.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1751 130226

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.

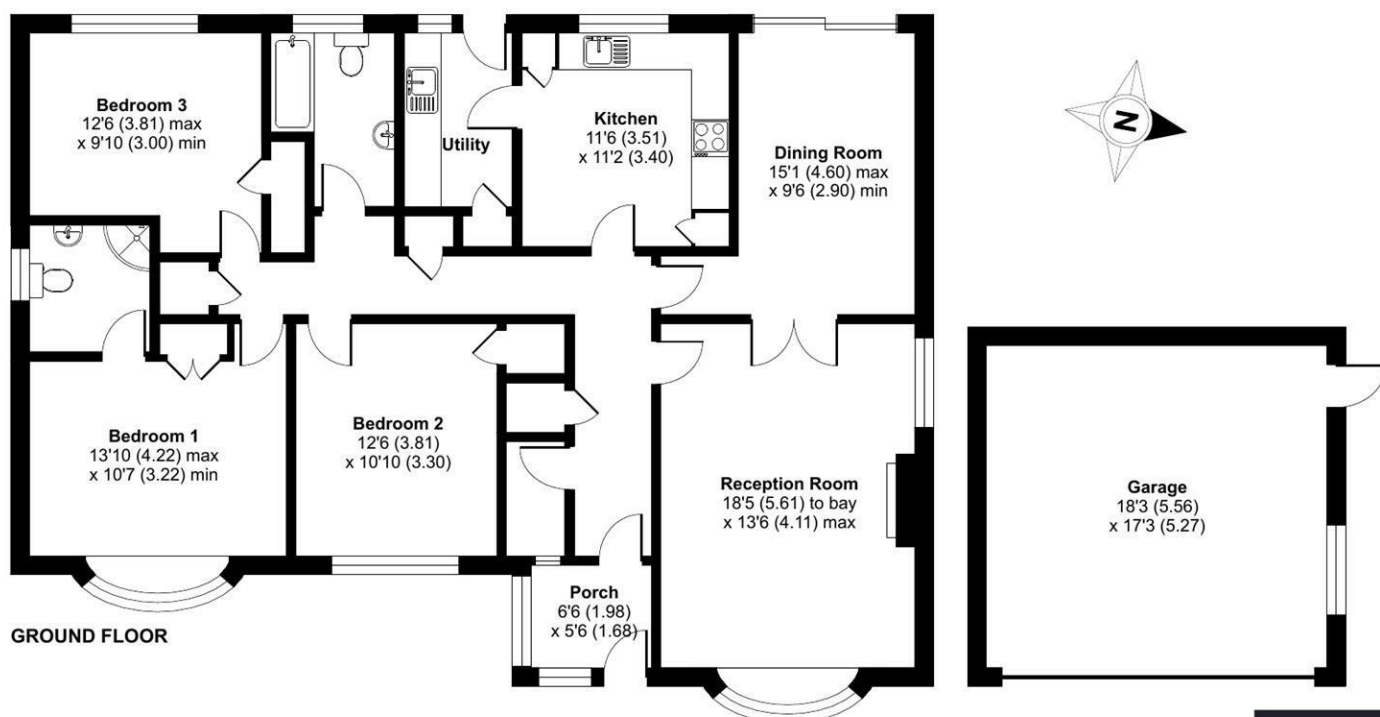
Tenure - Freehold

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

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Approximate Area = 1491 sq ft / 138.5 sq m
Garage = 317 sq ft / 29.5 sq m
Total = 1808 sq ft / 168 sq m
For identification only - Not to scale



GROUND FLOOR

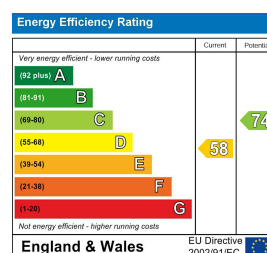


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1417041

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@halls.gb.com



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