12 CHESTNUT CLOSE

WHITCHURCH | SHROPSHIRE | SY13 1UF

This is an ideal home for a 1st time buyer or investor. The property is being sold with NO CHAIN and will require some cosmetic modernisation. The accommodation comprises entrance hall, lounge, kitchen / diner, two bedrooms and a bathroom. It has parking for two cars, front & rear gardens, double glazed windows and central heating.

Offers in the region of £149,950

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- **Modern End Terraced House**
- **No Upward Chain**
- **Popular Residential Area**
- **Requires Modernisation**
- **Parking for Two Cars**
- **Front & Rear 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 1/2 of a mile away. There are local sports and leisure clubs close by and Whitchurch has a new swimming pool and leisure centre.

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 12 Chestnut Close by private treaty.

The property is being sold with NO CHAIN and will require cosmetic modernisation. The property comprises a canopied front entrance porch with front door that opens into the hall. There is a lounge with window to the front and archway through to the kitchen / diner. There are windows and door to the rear garden. The kitchen has a range of base units, space and plumbing for a washing machine, electric / gas cooker point and drainer sink unit. There is a door to a very useful understairs store.

The stairs ascend from the hall to the 1st floor landing where there is a window to the side and door to an airing cupboard. The main bedroom is at the front and has two windows and a fitted wardrobe. The 2nd bedroom is to the rear and has a window that overlooks the rear garden and has a recess suited for a wardrobe. Also off the landing is a bathroom which comprises panelled bath, W.C, wash hand basin and window to the rear. The property has double glazed windows and gas fired central heating.

Outside & Gardens

The property is accessed off Chestnut Close to a parking area where there are two parking spaces. There is a small area of garden to the front and a path down the side of the house that leads into the rear garden which is laid to lawn with flower borders.

Directions

Proceed down Alkington Road for approximately 0.3 miles and turn left into Beech Avenue. Take the second left into Chestnut Close and the property is found on the right.

What 3 Words

///squaring.skis.graduated

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1788 090726

Local Authority - Shropshire

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

Council Tax - Shropshire

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

Services - All

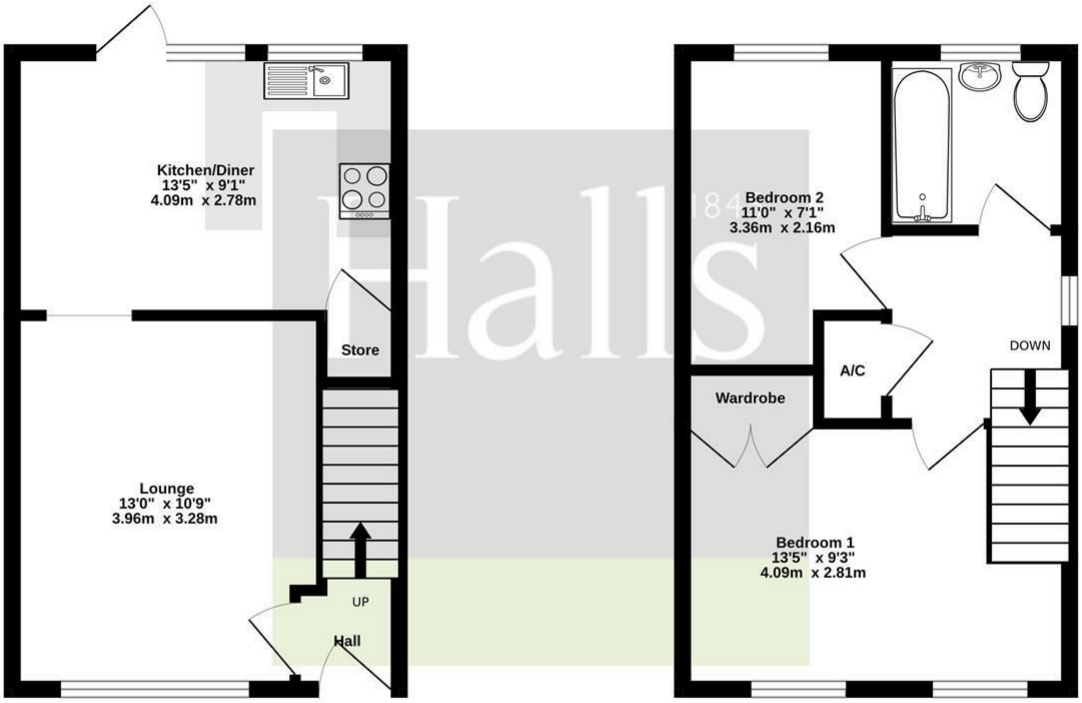
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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

Ground Floor
297 sq.ft. (27.6 sq.m.) approx.

1st Floor
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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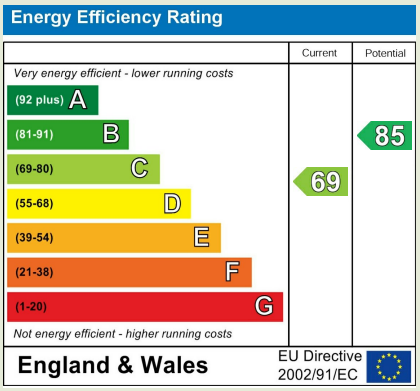

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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.

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The Property Ombudsman

Halls 1845

WHITCHURCH SALES

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01948 663230 whitchurch@hallsgb.com

www.hallsgb.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.