



FOR SALE

Offers in the region of £315,000

2 Timekeepers Way, Whitchurch, SY13 1WG

This wonderful 3 storey home is the perfect starter home and is potentially available with NO CHAIN. The property has an EPC rating of B and briefly comprises entrance hall, utility room, Cloaks with W.C and an open plan lounge/kitchen/diner. There are three bedrooms, two bathrooms, parking for two cars, front and rear gardens. It has gas central heating and double glazed windows.



Whitchurch Town Centre 0.5 miles, Whitchurch Railway Station 1 mile, Wrexham 10 miles, Shrewsbury & Chester 20 miles and Nantwich 12 miles. All Distances are approximate.



- **Wonderful 3 Storey House**
- **Potential of No Upward Chain**
- **Hall, Utility, Cloaks with W.C**
- **Open Plan Lounge/Kitchen/Diner**
- **Three Bedrooms, Two Bathrooms**
- **Front & Rear Gardens, Drive**

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 2 Timekeepers Way by Private Treaty.

This well presented semi detached family home is also being sold with the potential of NO CHAIN. The property has wooden effect flooring throughout. The property is located in a very desirable area and comprises a canopied porch with front door that opens into the entrance hall. There is a utility room with storage cupboards, drainer sink unit, window to the front and laundry facilities. Off the hall is a cloakroom with W.C. To the rear of the property is an open plan lounge/diner/kitchen. The kitchen has a wide range of units, integrated appliances including fridge freezer, dishwasher and microwave oven. There is also a cooker and hob. The kitchen has worktops, drainer sink unit and a breakfast bar. There is a dining area and lounge area with French doors to the private South West facing garden.

The stairs ascend from the hall to the first floor landing where there is a double bedroom to the rear that overlooks the garden and a single bedroom to the front. Also on this floor is a bathroom with panelled bath with shower over, low flush W.C, wash hand basin and towel radiator.

Stairs ascend from the 1st floor landing to the master bedroom suite on the 2nd floor. The bedroom area has windows, wardrobes and a dressing area and there is a spacious en-suite shower room. The property has gas fired heating and double glazed windows.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Outside & Gardens

The property is accessed off Timekeepers Way to a drive suitable for two cars. There is a very useful external hot water tap ideal for washing dogs / wellies after a muddy walk! There is access from the drive into the enclosed rear garden which comprises flag paved area, lawns and flower borders. There is also a very useful garden store shed.

Directions

From the centre of Whitchurch drive out on the Chester Road and after about 1/4 of a mile turn left into Orchard Avenue and take the 2nd left into Timekeepers Way and the property is located on the right hand side.

What 3 Words

///grounded.greet.gravitate

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
WH1

Local Authority - Shropshire

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

Council Tax - Shropshire

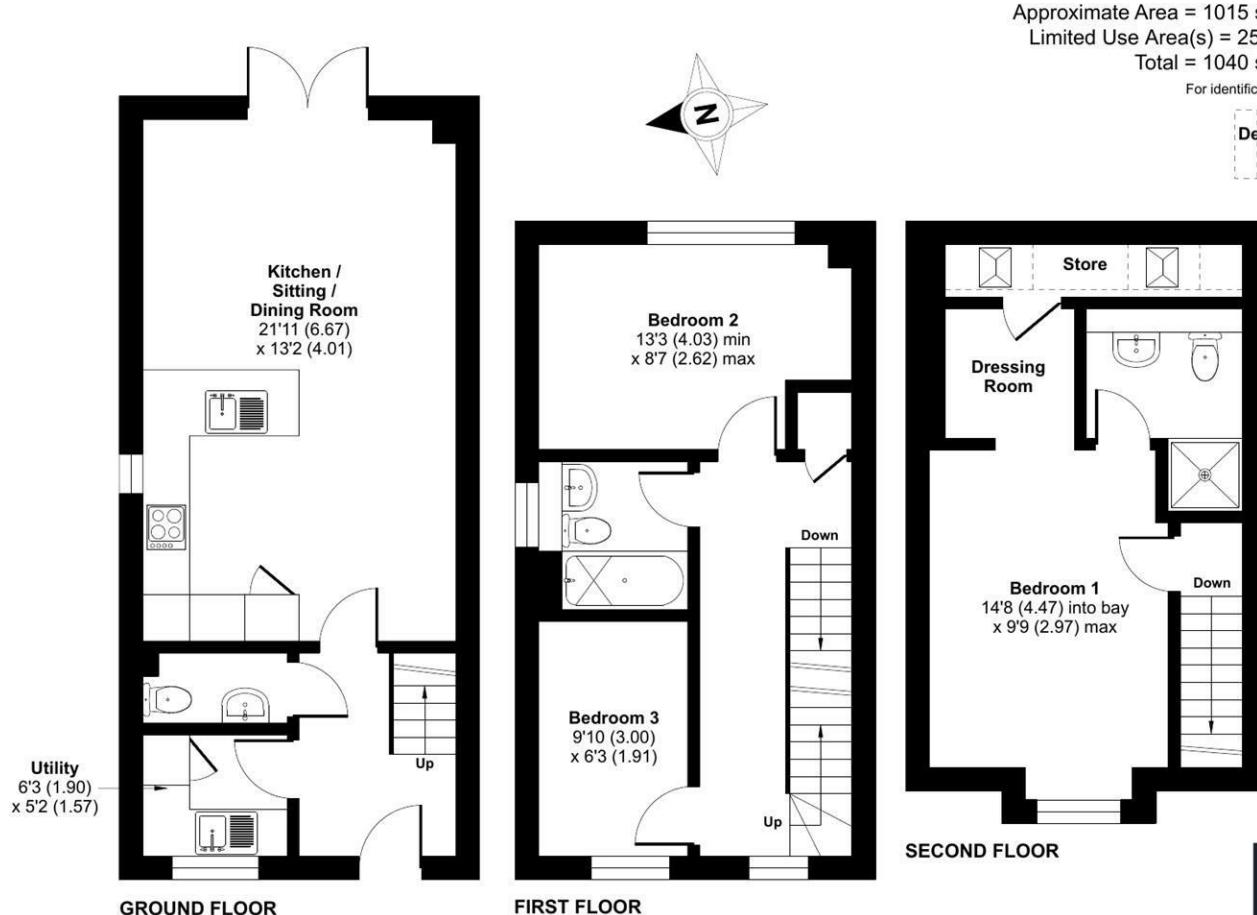
The current Council Tax Band is 'c' on the Shropshire Council Register.

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Halls. REF: 1405263

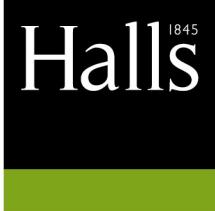


Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(A2 plus) A			
(B1-81) B		84	
(C9-80) C			
(D55-68) D			
(E9-54) E			
(F21-38) F			
(G1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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