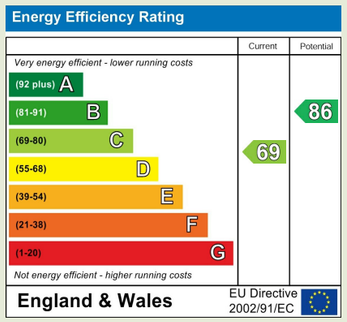

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

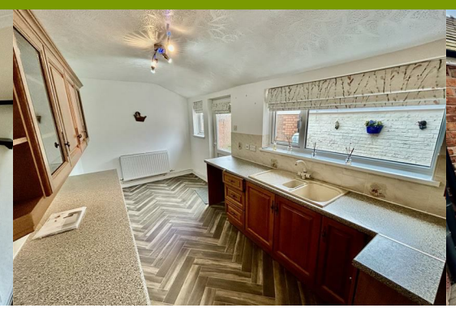
www.hallsgb.com

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.

91 TALBOT STREET

WHITCHURCH | SY13 1PJ



This charming and spacious terraced house is ideal for a First Time Buyer / Investor. The property comprises reception hall, lounge, dining room, large breakfast kitchen, cellars, three bedrooms and a bathroom. There is a garage, courtyard garden, W.C and utility. It also has gas heating and double glazed windows.

Offers in the region of £208,500

2 3 1 C

- **Spacious Terraced Home**
- **No Upward Chain**
- **Courtyard Gardens**
- **Single Garage & Cellars**
- **Close to Town Centre**
- **Ideal for 1st Time Buyers**

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 91 Talbot Street by private treaty.

This spacious Victorian terraced home offers versatile accommodation and comprises a front door that opens into a reception hall. There is a living room to the front and double doors lead through to the dining room which looks over the courtyard. The diner also has access from the hall. There is a large walk in store room off the hall and door to the breakfast kitchen which has a wide range of base and wall mounted units, work tops, space for cooker, fridge freezer, space for washing machine and there is a drainer sink unit. There are windows and door into the enclosed courtyard. Off the entrance hall there is a door with stairs down to the cellar with two rooms power, lighting and a brick floor.

The stairs ascend from the reception hall to the spacious1st floor landing. There are three bedrooms and a large family bathroom which has a corner bath, separate shower, vanity unit with wash hand basin and W.C. There is also a window to the rear. The property has gas fired central heating and double glazed windows.

Outside & Garage

There is a small area of garden to the front and on street parking outside. To the rear of the house there is access off Egerton Road to the garage and into the courtyard garden. The garage has an up and over door, power, lighting and door to the courtyard. There is an outside store room and cloakroom with W.C. The enclosed courtyard is ideal for those looking for a pleasant place to sit and enjoy the sun without the need for lots of gardening.

Directions

From the centre of Whitchurch drive up Talbot Street from the traffic lights and at the top of the hill the property is located on the left hand side just before the turning to Egerton Road.

What 3 Words

///newlyweds.circling.barmaid

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 £36 (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, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

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 '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.