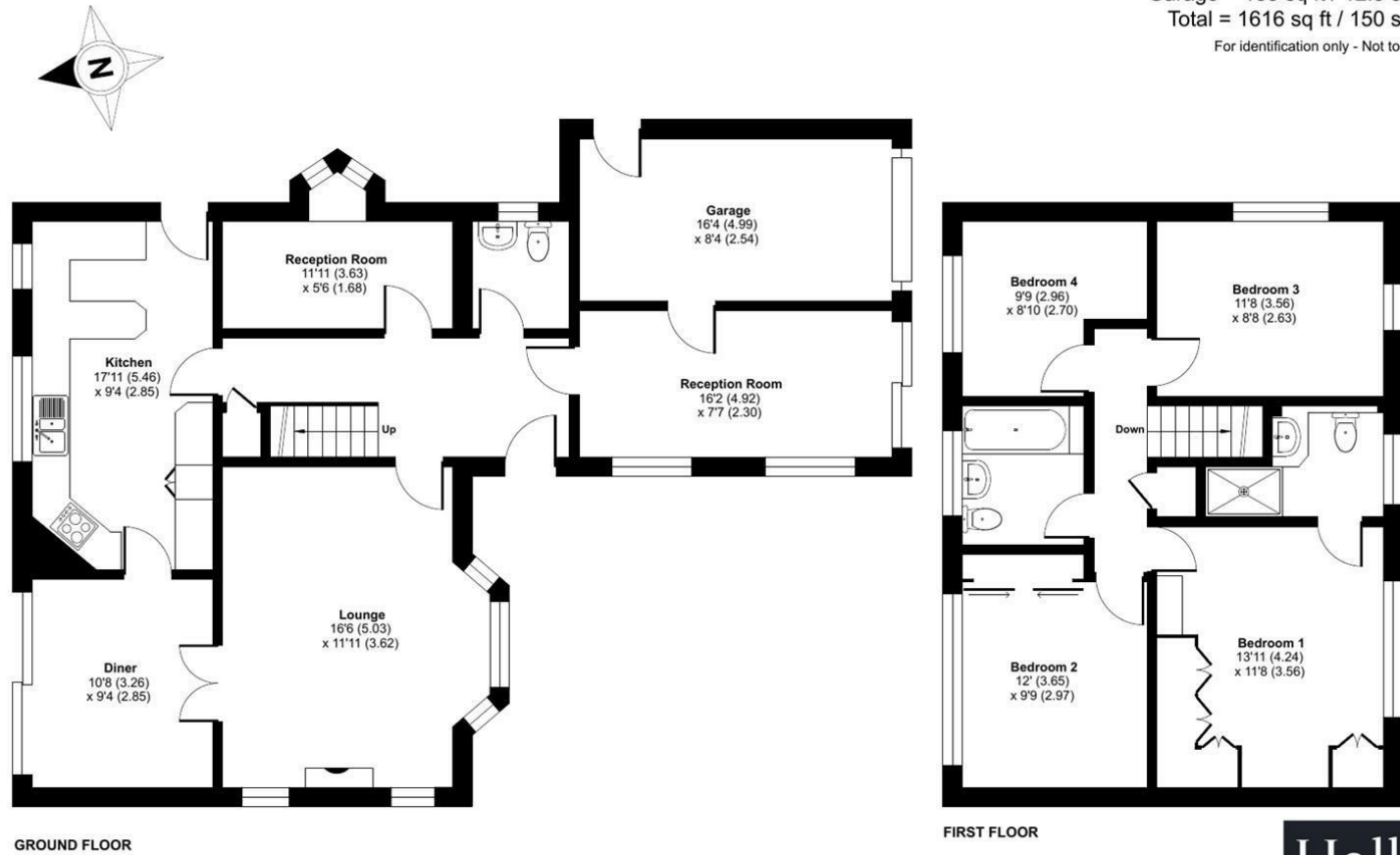


Approximate Area = 1481 sq ft / 137.5 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1616 sq ft / 150 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Halls. REF: 1446862



7 BLACKMORE GROVE

| WHITCHURCH | SHROPSHIRE | SY13 1RR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	58
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.

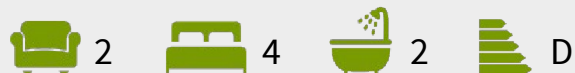
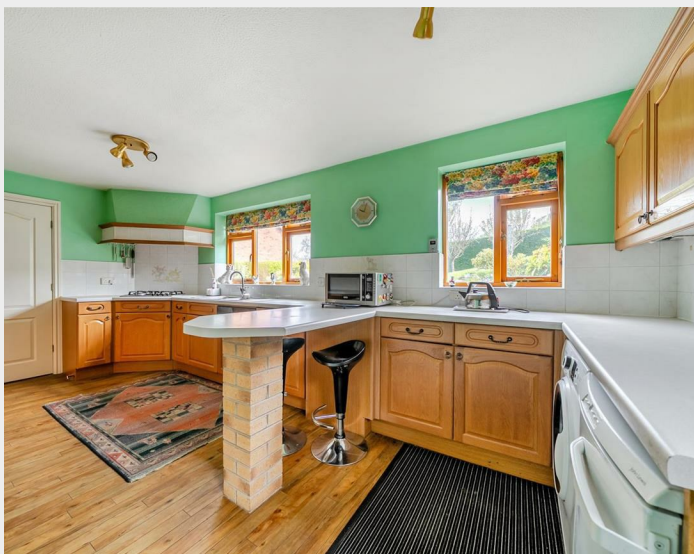


This spacious detached family home is located on spacious plot and is being sold with NO CHAIN. The property was once the show home to the development. The property comprises hall, W.C, lounge, kitchen /dining room and a study. There are four bedrooms and two bathrooms. Gardens to the front and rear, double width drive leading to a double garage. It has gas central heating and double glazed windows.

Offers in the region of £325,000

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.



- Spacious Detached Family Home
- No Upward Chain
- Popular Residential Location
- Close to the Town Centre
- Easy Access to the Countryside
- Viewing Highly Recommended

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 7 Blackmore Grove by private treaty.



The property is being sold with NO UPWARD CHAIN and will benefit from some cosmetic modernisation. There is a canopied front entrance porch with door that leads into the reception hall. There is a door to the cloaks with W.C and wash hand basin. Door from the hall into the living room which has dual aspect windows. There are double doors from the lounge into the dining room which has sliding patio doors to the gardens and a door into the kitchen. The kitchen area has a range of kitchen units, work tops, drainer sink unit and windows to the rear garden. Also off the hall is a door into a study/garage which has a window to the side and there is a door into the garage from the hall.

The stairs ascend from the hall to the first-floor landing where there is a door to an airing cupboard. There is a master bedroom with en-suite bathroom, three further double bedrooms and a family bathroom. The property has gas fired heating and double-glazed windows.

OUTSIDE & GARDENS

The property is accessed from Blackmore Grove to a double width drive suitable for at least four cars. The drive leads to the double garage half of which was used as the sales office when the property was the show-home. Should any new owner wish to change it back into the garage that will be a straight forward. There is a door from the garage into the reception hall.

There are landscaped gardens to the front including a lawn and flower border. There is access down the side of the garage to the porch and then from the porch or the dining room you can access the rear garden. There is a flag paved patio to the rear of the house and steps up to the lawn and there is a sweeping path that leads up to the top of the garden where there is a timber framed shed / summer house.



DIRECTIONS

From Whitchurch drive out on the Alport Road for about 1/4 of a mile and and turn right into Blackmore Grove and the property is located on the left hand side.

WHAT 3 WORDS

///pays.amicably.shields

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
WH1780 150426



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.

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.