



FOR SALE

Offers in the region of £395,000

4 Ash Magna, Whitchurch, SY13 4DR

A beautifully appointed three bedroom extended detached family home, situated in the highly sought after village of Ash Magna. The property has been much improved by the present owners and comprises entrance hall, living room, morning room / study, large open plan kitchen/diner/family room, utility & W.C. There are three bedrooms and a family bathroom. It has large gardens to the rear that backs onto fields.



Whitchurch 1.5 miles, Shrewsbury 19 Miles, Crewe 15 miles, Chester 22 miles, A41 2 miles, M54 28 miles. All distances are approximate



- **Spacious Detached Family Home**
- **Extended Kitchen, Lounge**
- **Morning Room, Utility, W.C**
- **Located in a Popular Village**
- **Amazing Countryside Views**
- **Ample Parking and Garage**

Location - Ash

The property is located in the heart of the much sought after and highly regarded village of Ash Magna, which benefits from a popular community run village pub, a village hall and a bowling green with a new club house. For golfing enthusiasts there are popular courses in close proximity at Weston Under Redcastle and Whitchurch.

The Market town of Whitchurch is just 2 miles away offering a wide range of local shops, schools and amenities, together with links to the main A41 & A49 trunk routes and a main line rail connection to Shrewsbury and Crewe.

Brief Description

Halls are delighted to be the sole selling agents of 4 Ash Magna which is being sold by private treaty.

This immaculate detached family home is located in the popular village of Ash Magna. The current owners have recently added a solar system combined with a battery and have upgraded the solid fuel heating system and added triple glazing to the front elevation. The property comprises a canopied front entrance porch, with new front entrance door that opens into the hall with a door to the lounge and to the kitchen. The living room is to the front and has a solid fuel fire with eco boiler that runs the heating and hot water. There are windows to the front and a door to the morning room / study which has doors to the side of the property and paved area. To the back of the house is a large wonderful and open plan kitchen/dining/family room with views over the gardens and two double glazed Velux skylights. The kitchen has a wide range of cupboards, integrated appliances and range style cooker. Off the kitchen is a utility room where there is plumbing for a washing machine, cupboard space and doors to the garden, garage and cloakroom where there is a low flush W.C and wash hand basin.

The stairs ascend from the reception hall to the first floor landing where there is a window to the side. There are three bedrooms to the first floor with the rear bedroom have a wonderful view over the garden and surrounding countryside. There is a modern bathroom comprising panelled bath, separate shower, wash hand basin and W.C. The property benefits from triple glazing to the front and double glazing throughout the rest of the property.

Outside & Gardens

The property is accessed from the lane through a wooden gate to a drive suitable for four cars. The drive continues to the single garage which has power, lighting and the solar panel control and battery.

There is access down the side of the house or from the rear of the property to the main gardens. There is a paved sitting area, steps and ramp up to the garden which is mainly laid to lawn with flower borders. At the bottom of the garden is a mature hedge then fields.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Directions

Leave Whitchurch on Station Road and proceed for approximately one mile until you come to the roundabout. Take the second exit and proceed to the next roundabout, take the first exit onto Ash Road. Continue for approximately 1.2 miles where the property will be found on the right hand side as indicated by the for sale board.

What 3 Words

//respond.defectors.shells

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1738 300126

Council Tax - Shropshire

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

Local Authority - Shropshire

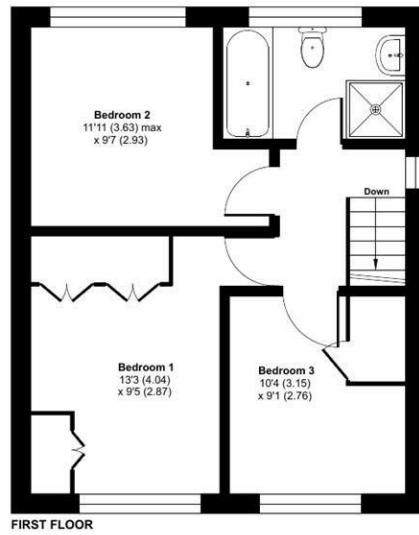
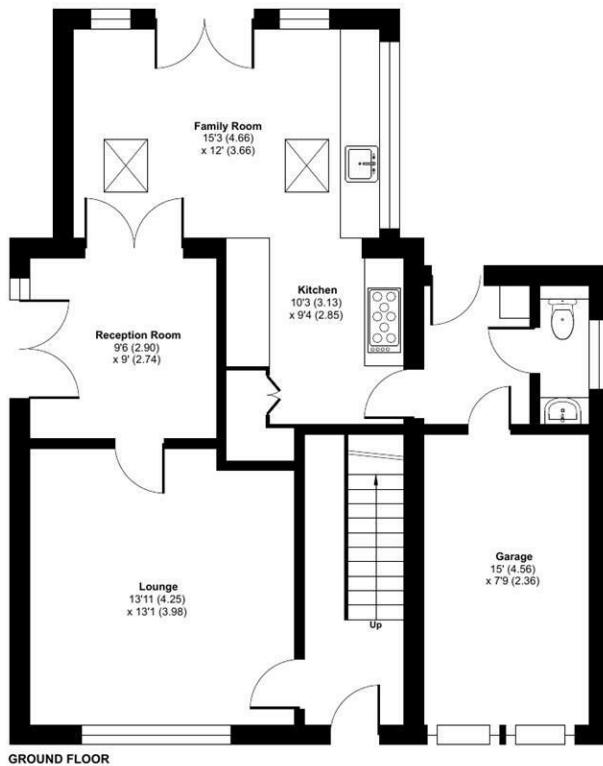
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Schooling -

The property lies within a convenient proximity to a number of well regarded state and private schools including Tilstock C of E School, 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.

Services

We believe that mains water and electricity and drainage are available to the property. The heating is via a solid fuel fire with back boiler to radiators.



Approximate Area = 1123 sq ft / 104.4 sq m

Garage = 119 sq ft / 11 sq m

Total = 1242 sq ft / 115.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Halls. REF: 1408157

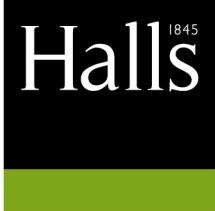


Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	
EU Directive 2002/91/EC			



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsrgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.