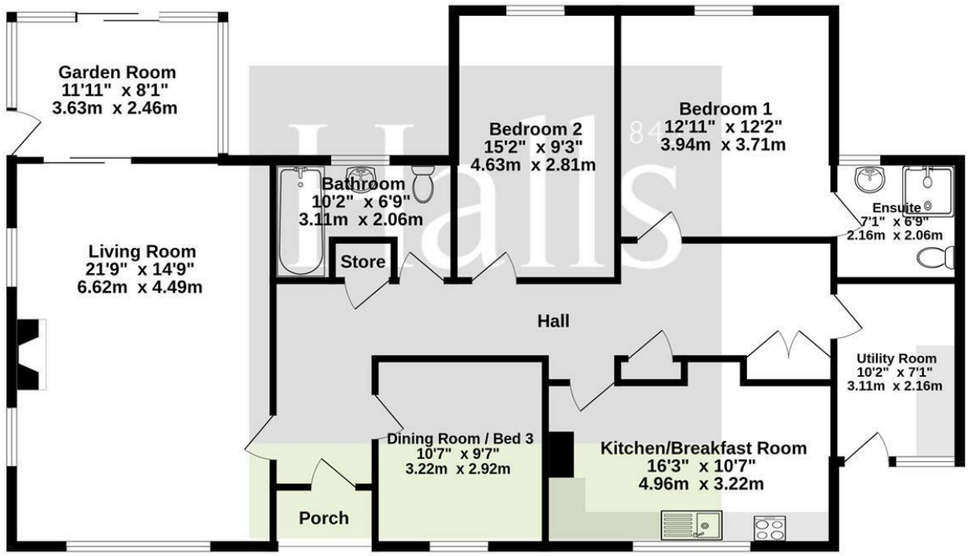
Ground Floor
1393 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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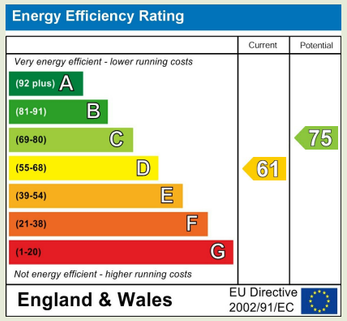

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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

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.

OAK HOLLOW | WHIXALL

WHITCHURCH | SHROPSHIRE | SY13 2NZ

Oak Hollow is a detached bungalow which backs onto open farmland. The property is being sold with NO CHAIN and comprises a reception hall, large living room, garden room, diner . 3rd bedroom, breakfast kitchen and a utility. There are two further double bedrooms, wet room and bathroom. It has gardens, ample parking and views.

Offers in the region of £325,000

1 3 2 D

- **Spacious Detached Bungalow**
- **Rural Location, Views**
- **No Upward Chain**
- **Parking for Many Vehicles**
- **Scope for Improvements**
- **Viewing Highly Recommended**

Location - Whixall

The property is situated in Whixall and is within easy driving distance of Whitchurch, Ellesmere and Wem, all of which have an excellent range of local shopping, recreational and educational facilities. The canal is close by and offers walks and cycling along its tow path. Whixall Marina is located a few miles away where there is a cafe and other facilities.

Brief Description

Halls are delighted to be offering Oak Hollow for sale by private treaty.

The spacious property measures over 1,300ft2 and comprises entrance hall, living room with multiple windows and a log burner. There are sliding doors through to the garden room which has windows and doors overlooking the gardens and adjoining countryside to the rear. Off the hall is a dining room / bedroom, inner hall with storage cupboards and a breakfast kitchen with a range of base and wall units, extensive worktop surfaces and space for an electric cooker. There is a window to the front and space for a fridge freezer. Off the inner hall is a door to the utility room with laundry facilities and door to the front of the house.

There are two double bedrooms to the rear of the property with the main bedroom having an en suite wet room. There is also a separate bathroom off the hall with a panelled bath with shower over, low flush W.C and wash hand basin. The property has oil fired heating and double glazed windows. The property will require some cosmetic modernisation.

Outside & Gardens

The property is accessed off the road down a drive leading to the property and the parking area. There is a lawn and mature tree line adjacent to the drive and a raised mature shrubbery by the drive. There is access down either side of the property to the rear gardens mainly laid to lawn. There are pleasant views over the gardens and surrounding countryside.

Certificate of Lawfulness of Use

The property was originally built with an agricultural occupancy condition. However, the property has been occupied for over 10 years by someone who did not qualify for this restriction, and as a result, the local authority have given the property a Certificate of Lawful Occupation. The property can now be occupied by a person(s) not involved in agriculture.

Certificate of Lawfulness for breach of condition No. 4 attached to Permission N/80/74/WL/173 for a consecutive period of greater than 10 years. Application No. 25/03520/CPE

Directions

From Whitchurch drive out on Alkington Road and follow the road for about 4 miles and on the right hand side is the top of the drive.

What 3 Words

///signature.curve.giggle

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

Local Authority - Shropshire

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

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whixall Primary 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 are available to the property. The heating is via an oil-fired boiler to radiators. Drainage is to a septic tank, which will be replaced by the current owners to a treatment plant compliant with current legislation.

Tenure - Freehold

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