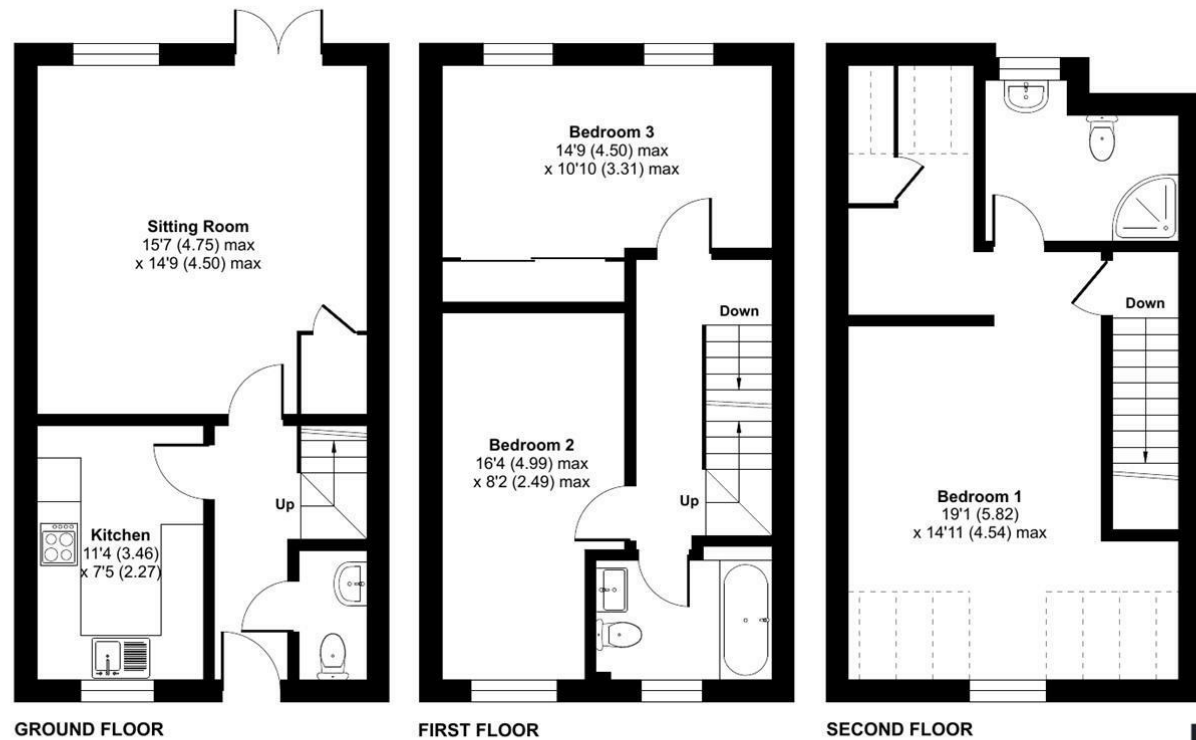




Denotes restricted head height

Approximate Area = 1133 sq ft / 105.3 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Total = 1201 sq ft / 111.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1409157



4 MARLEY GROVE

| WHITCHURCH | SHROPSHIRE | SY13 1FD

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(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	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 is a well presented modern town house located in a popular residential area of Whitchurch. The property is ideal for a first time buyer/investor and it comprises entrance hall, cloaks with W.C, kitchen with breakfast bar, lounge/diner, three double bedrooms and two bathrooms. There is an attractive enclosed rear garden, parking for two spaces, gas central heating and double glazing.

Offers in the region of £255,000

Halls WHITCHURCH SALES
8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
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.



- Well presented Town House
- Located Close to Whitchurch
- Allocated Parking for Two Cars
- Viewing Highly Recommended
- Spacious Family Accommodation
- Enclosed Rear Gardens

LOCATION - WHITCHURCH

The property is located within 3/4 of 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. Close by there are excellent walks. There is also a junior school on the doorstep and the railway station is only 1 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 4 Marley Grove by private treaty.



The property comprises a front door that opens into the entrance hall where there is a door into the cloakroom with W.C, wash hand basin, tiled floor and radiator. The kitchen is to the front of the house off the hall and has a range of base and wall mounted units, work tops and a drainer sink unit. There is an electric oven, gas hob, space and plumbing for a washing machine and tumble dryer. There is a large living room / diner with double doors and a window to the rear garden. There is also a very useful under stairs store cupboard.

Stairs ascend from the reception hall to the first floor landing. There is a large double bedroom to the rear with fitted wardrobes and windows overlooking the gardens. To the front is another double bedroom and family bathroom with panelled bath with shower above, low flush W.C and wash hand basin.

Stairs ascend from the first floor landing to the master bedroom suite. This large bedroom has an area suitable for a dressing table, dormer window to the front with views and a dressing room area with space for a wardrobe. There is a door off the bedroom to the spacious n-suite shower room with corner shower enclosure, wash hand basin, W.C, towel radiator and window. The property has double glazed windows and gas fired heating.

OUTSIDE & GARDEN

The development is accessed off Belton Road and there is a parking area at the bottom where there are two allocated parking spaces. The rear garden is accessed from the lounge and comprises a paved patio area with steps leading up to the garden area with a gravelled path, artificial lawn and flower borders. There is a gate leading to the area where the bins are stored.

DIRECTIONS



WHAT 3 WORDS

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.

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.