

Denotes restricted head height

Approximate Area = 2117 sq ft / 196.6 sq m
Limited Use Area(s) = 199 sq ft / 18.5 sq m
Garage = 326 sq ft / 30.3 sq m
Total = 2642 sq ft / 245.4 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), © nrichcom 2026. Produced for Halls. REF: 1434183



THE CULVERT WREXHAM ROAD | WHITCHURCH | | SY13 1HP

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.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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🌐 www.hallsgb.com 📱 📷

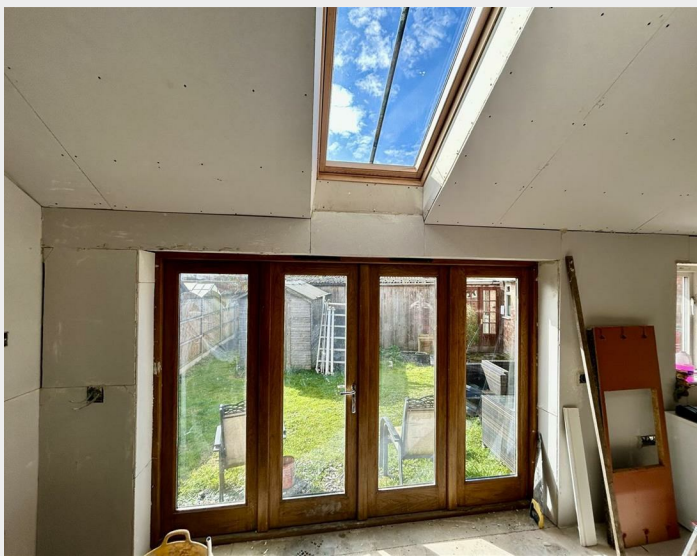


The property is partially finished and is being sold as a shell for the new owners to complete with their own finishing touches. As a result, we are asking for CASH OFFERS only. This spacious, detached, 3 storey family home offers five generously sized bedrooms, three of these complemented by en-suites. The property could potentially have a large living room, large kitchen-diner, downstairs shower room, utility and central entrance hall and staircase. There is parking for up to six cars, detached garage and spacious gardens.

Offers in the region of £280,000

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 House
- Cash Offers Only
- Property Needs to be Completed
- No Upward Chain
- Front & Rear Gardens
- Detached Garage & Parking

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 The Culvert by private treaty.



The property is for sale with Cash Offers only. The property is a new build and remains unfinished and will require the completion of the plastering, central heating, kitchen and bathrooms to be fitted. The spacious accommodation which is over 3 floors comprises a canopied side entrance porch, front door opens into an entrance hall and then into the central reception hall with feature central staircase and door into the ground floor shower room. There is a living room to the front with three windows and a large open plan kitchen/diner/family room to the rear with windows, sky lights and double doors to the gardens,. Off the kitchen is a laundry room.

The stairs ascend from the hall to the first floor landing where there is a master bedroom with dressing area and en suite shower room. There are two further double bedrooms both with fitted wardrobes and a family bathroom. The stairs ascend from the landing to the second floor where there are two further en-suite bedrooms.

OUTSIDE & GARDENS

The property is accessed off Wrexham Road down a lane which it owns and others have a right of way over it. There is a parking area in front of the detached garage block. There is enough space for 4 + cars. There are generous size gardens to the front and rear of the property.

DIRECTIONS

Exit the centre of Whitchurch on the Wrexham Road and the property will be identified by a Halls for sale sign.

WHAT 3 WORDS

///feathers.outwards.menswear



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

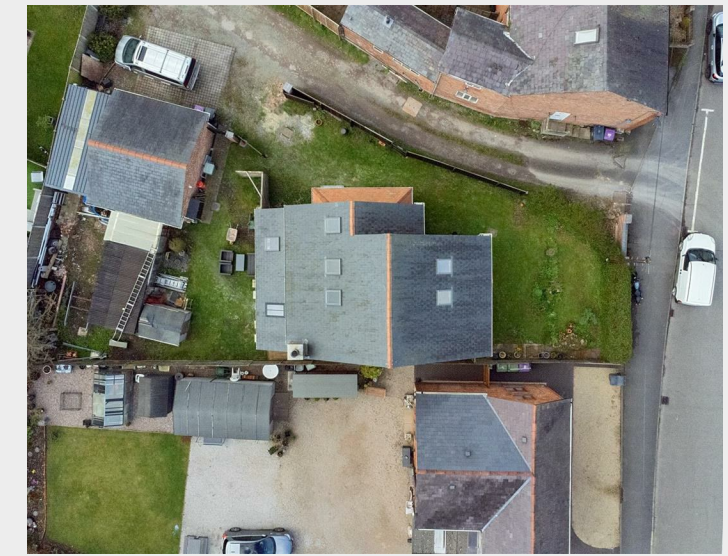
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1

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 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 - ALL

We believe that mains water, electricity and drainage are available to the property. There is gas to the property but that is not yet connected with a meter but is ready to do so. There are provisions for a gas fired heating system but there is no boiler fitted.

TENURE - FREEHOLD

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