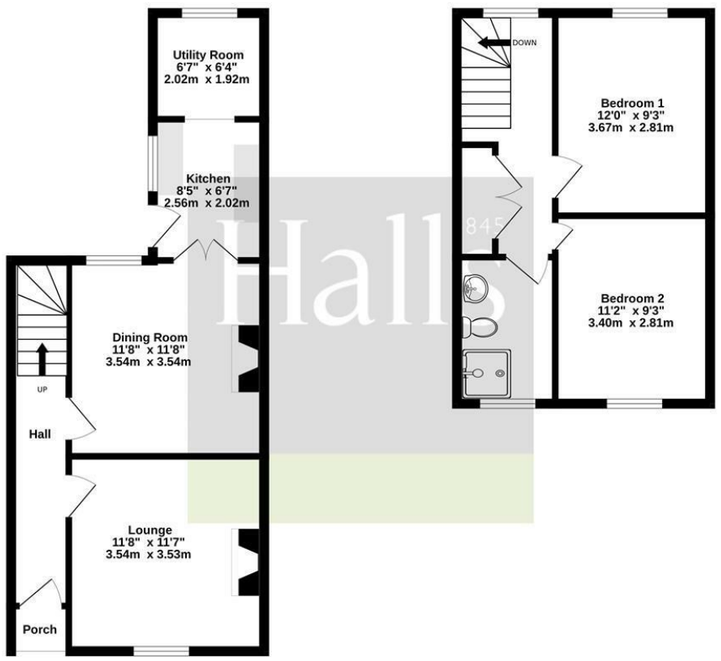
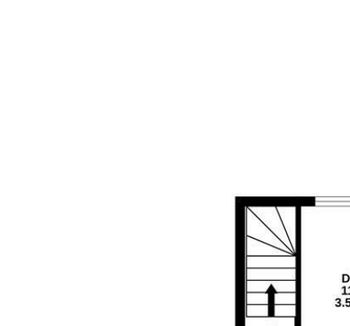



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**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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Halls 1845

**WHITCHURCH SALES**

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com



**IMPORTANT INFORMATION - 1.** These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



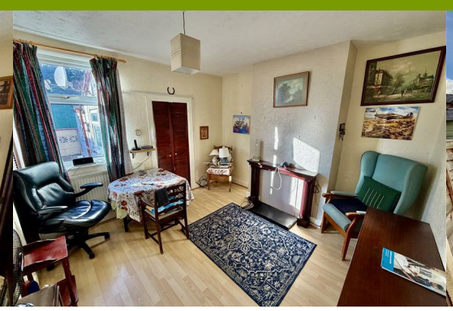




# 1 PARK ROAD

## | WHITCHURCH | | SY13 1HR







A two-bedroom Victorian end-of-terrace home in a popular location close to Jubilee Park and Whitchurch town centre. Requiring a complete programme of modernisation, the property offers excellent potential for investors or buyers looking to create a home to their own taste, with the added benefit of a new central heating boiler installed in 2024 and an enclosed rear garden.

## Offers in the region of £130,000



2 2 1 D

- **Victorian End Terraced House**
- **No Upward Chain, Two Bedrooms**
- **Requires Modernisation**
- **Close to Jubilee Park**
- **Two Reception Rooms, Kitchen**
- **Rear Gardens, New Boiler**

## 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. Jubilee Park is at the end of Park Road and the town centre of Whitchurch is close by.

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 1 Park Road by private treaty.



A Victorian end-of-terrace home occupying a popular residential location close to Jubilee Park and Whitchurch town centre. The property offers an opportunity for improvement and will require a complete programme of modernisation, making it ideal for buyers looking to create a home to their own specification.

The accommodation comprises an entrance hall, sitting room, separate dining room and rear kitchen. Stairs ascend from the hall to the 1st floor landing where there is an airing cupboard housing the boiler. There two double bedrooms and a shower room. The property benefits from double-glazed windows and a central heating boiler installed in 2024.

Externally, a side gate provides access to an enclosed patio area and rear garden which will require landscaping.

Offered for sale with NO UPWARD CHAIN, this property presents an opportunity for investors, builders or owner-occupiers seeking a renovation project in a convenient and well-regarded location.

## Directions

From the centre of Whitchurch drive out on the Wrexham Road for about 1/4 of a mile and turn right into Park Road. The property is located on the left hand side.

## What 3 Words

///automate.stilted.quicksand



## 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.

## Local Authority - Shropshire

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

## Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1882 301026

## Council Tax - Shropshire

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

## 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, 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.