



FOR SALE

Offers in the region of £440,000

8 Pear Tree Lane, Whitchurch, Shropshire, SY13 1NG

This is a rare opportunity to acquire a detached dormer bungalow on one of Whitchurch's best roads, Pear Tree Lane. This well presented property comprises a spacious porch / sun room, reception hall, lounge, kitchen, rear conservatory & utility area. There are two double bedrooms and modern shower room to the ground floor and a bedroom with en-suite to the first floor. There are large landscaped gardens, ample parking & large detached garage. Viewing is highly recommended.



Whitchurch 3/4 mile, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



- Detached Dormer Bungalow
- Popular Residential Location
- Porch/Sun Room, Hall, Lounge
- Breakfast Kitchen, Conservatory
- 3 Bedrooms, 2 Shower Rooms
- Large Gardens, Drive & Garage

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 8 Pear Tree Lane by private treaty.

There is a path leading to the door that opens into the large porch / sun room which faces South and looks over the front garden. There is a door that then opens into the reception hall which has a feature wooden parquet floor. To the front of the property is a spacious living room with windows to the front and side and feature fire place with arched recesses to either side. There is a breakfast kitchen to the side with a wide range of base and wall mounted units, work top surfaces, integrated appliances, drainer sink unit and an electric cooker. There is a window to the side and a door to the conservatory and utility area which has double glazed windows overlooking the landscaped rear gardens. There are doors at either end to the gardens. The utility area has plumbing for laundry facilities.

Also to the ground floor are two double bedrooms with the main bedroom having a range of fitted wardrobes. Off the hall is a modern shower room with large walk in shower, wash hand basin, W.C, floor & wall tiles and a towel radiator.

The stairs ascend from the reception hall up to the first floor double bedroom which has a dormer window to the front, fitted wardrobes and door to en-suite with shower enclosure, wash hand basin and W,C with Saniflo system. There is a storage cupboard in the shower room with a small door giving access to the loft area. The property has gas fired heating and double glazed windows.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



Outside & Gardens

The property is accessed off Pear Tree Lane to a long drive suitable for many cars. The front gardens comprise of central gravel and paved area, flower borders with a wide variety of plants, trees and shrubs. The drive continues down the side of the property to the garage which has a power up and over door, power and lighting. The attractive landscaped rear garden comprises lawns, flower borders with plants, trees and shrubs. There is a summer house and garden shed to the rear of the garage.

Directions

From the centre of Whitchurch drive out on Chester Road and just before the end of the 30 MPH zone turn left into Pear Tree Lane. The property is located about 400 metres up on the right hand side.

What 3 Words

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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 'D' on the Shropshire Council Register.

Services

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

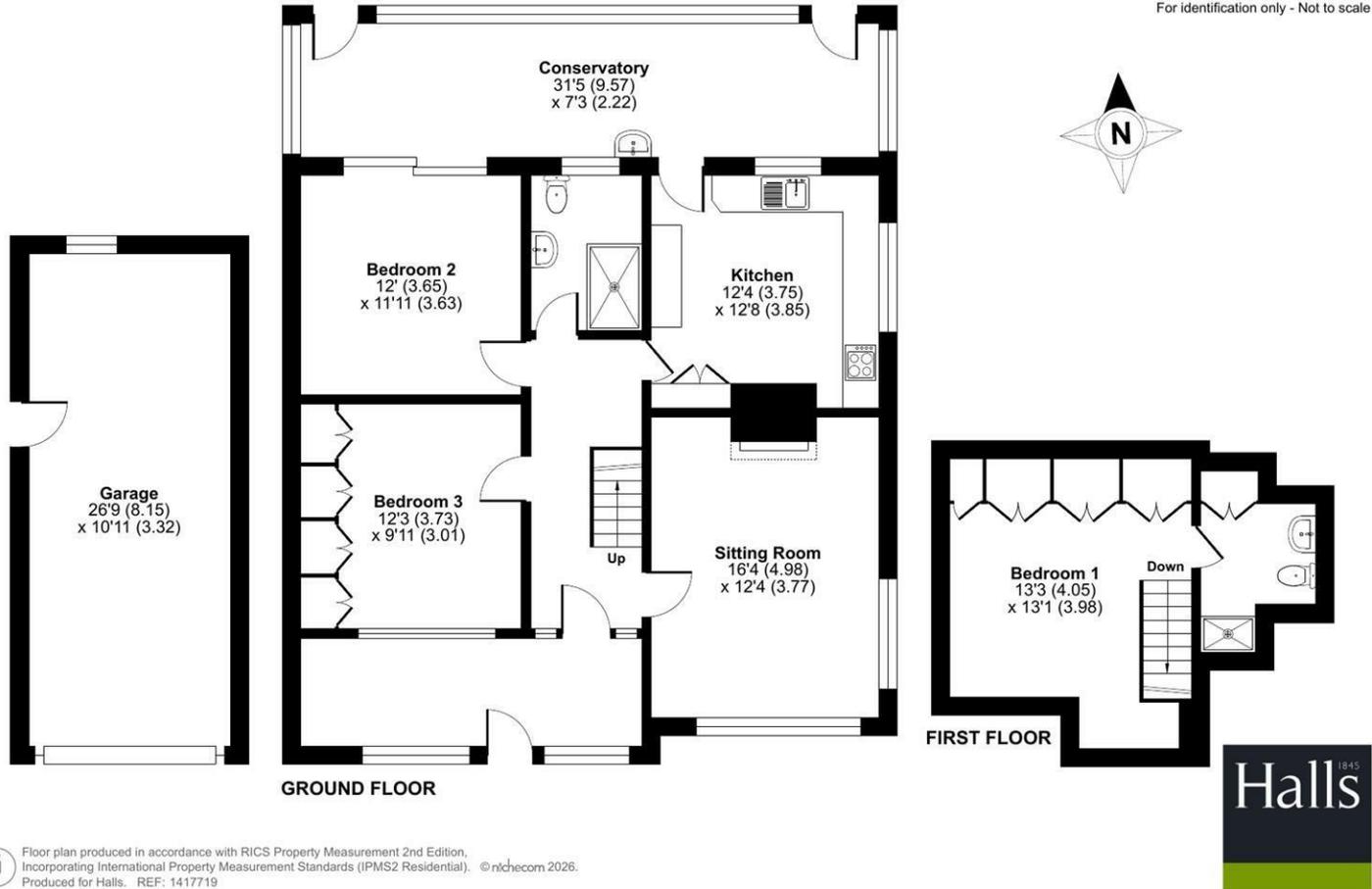
Tenure

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

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1752 200226

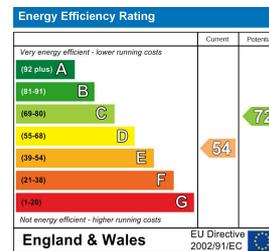
Approximate Area = 1444 sq ft / 134.1 sq m
 Garage = 291 sq ft / 27 sq m
 Total = 1735 sq ft / 161.1 sq m
 For identification only - Not to scale



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



01948 663230

Whitchurch Sales
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