

Halls ¹⁸⁴⁵



9 YARDINGTON

WHITCHURCH | SHROPSHIRE | SY13 1BL



A fully renovated & modernised end-terraced house, ideally suited to 1st time buyers, investors or those looking to downsize. The well-presented accommodation benefits from a brand-new kitchen, modern bathroom, utility room, separate W.C. and two bedrooms, including a principal bedroom with dressing room/walk-in wardrobe. Further improvements include a new electrical rewire, central heating system and boiler, together with new windows. Externally, the property enjoys an enclosed, private walled yard and a further lawned garden. Conveniently situated close to Whitchurch town centre, with attractive views towards St Alkmund's Church and the High Street.

Offers in the region of £195,000



- Fully Renovated Terraced House
- Ideal for 1st Time Buyer / Investor
- Spacious Accommodation
- Enclosed Courtyard
- Large Rear Gardens
- Town Centre Location

LOCATION

Whitchurch is a popular and historic market town in North Shropshire, offering a good range of independent shops, supermarkets, cafés, restaurants, traditional public houses and leisure facilities. The town also benefits from a selection of schools, a railway station providing connections to Shrewsbury, Crewe and beyond, and convenient road links via the A41 and A49. The property's central position makes it particularly handy for enjoying the town's amenities on foot.

BRIEF DESCRIPTION

Halls are delighted to be instructed as sole agents to sell 9 Yardington by private treaty.



The accommodation comprises a front entrance door that opens into the hall with stairs ascending to the first-floor landing. New light oak door opens into the spacious living room. There is a light oak door to the under stairs store and door through to the kitchen. There is a pleasant view towards St Alkmunds Church from the living room window.

The kitchen fitted with a brand-new range of base and wall units, worktops and an oven and hob. There is a tiled floor, space for a fridge freezer, together with a window and door providing access to the rear yard. There is an open door way through to the utility area with work top and space and facilities for laundry appliances beneath. From the utility area is a door through to the cloakroom with W.C and wash hand basin.

The stairs ascend from the hall to the 1st floor landing giving access to the bedrooms and bathroom.

Bedroom One positioned to the front of the property, with a window enjoying views towards St Alkmund's Church and the High Street. A door opens into a useful dressing room/walk-in wardrobe. Bedroom two positioned to the rear of the property.

The modern and spacious bathroom fitted with a panelled bath, separate shower, wash hand basin and W.C.



OUTSIDE & GARDENS

Access is available down the side of the property to an enclosed, private walled yard, which has been improved with new Indian stone-style paving and incorporates a useful storage cupboard. A further door leads through to a passageway and the main garden area, which is laid to lawn and enclosed by walls to two sides, providing a pleasant outdoor space.

DIRECTIONS

From the High Street of Whitchurch continue down the hill passing the church to the mini roundabout and the property is straight in front of you next to the Greyhound Public House.

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 £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



COUNCIL TAX - SHROPSHIRE

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1878 121026

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

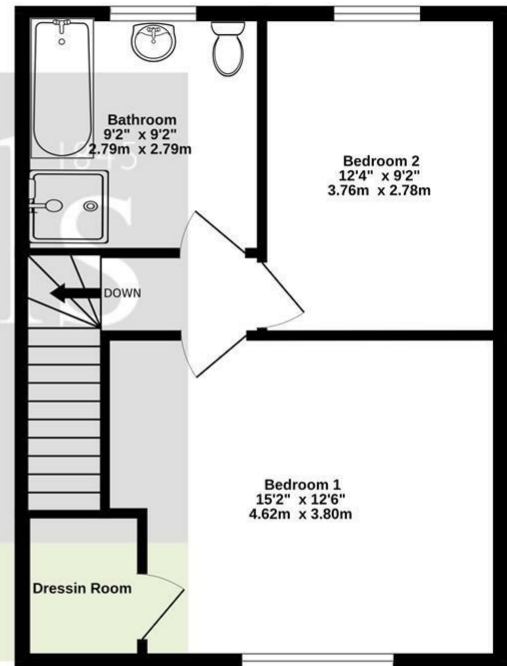
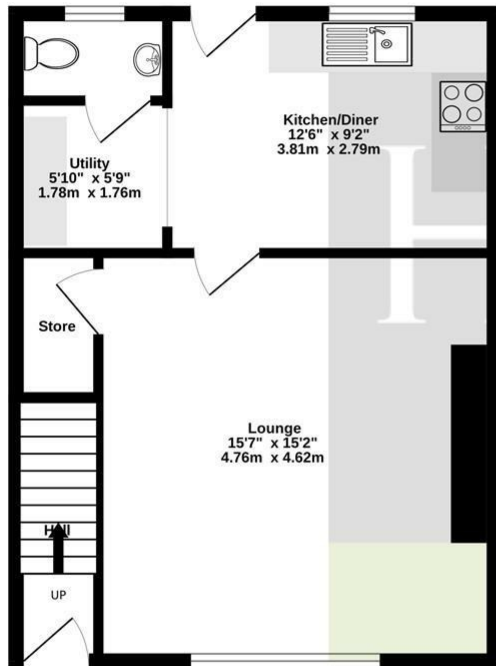
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

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

Ground Floor
443 sq.ft. (41.2 sq.m.) approx.

1st Floor
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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.



WHITCHURCH SALES

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

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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.

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