



2 BADGER CRESCENT

WHITCHURCH | SHROPSHIRE | SY13 4JL



Situated in the highly sought-after residential area of Badger Crescent, Whitchurch, this superb modern three-storey detached family home offers spacious, versatile accommodation, ideal for growing families. Beautifully presented throughout and benefiting from an excellent EPC rating, the property combines contemporary living with energy efficiency.

Offers in the region of £365,000



- Detached Family Home
- Popular Residential Location
- Excellent Access into Whitchurch
- Excellent Access to A41 & A49
- Parking & Detached Garage
- Landscaped Rear Gardens

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 2 Badger Crescent by private treaty.



The accommodation is entered into a welcoming entrance hall with a useful cloakroom located under the stairs as well as a separate W.C. To the front of the property is a comfortable living room with bay window to the front, while to the rear is a generous open-plan dining kitchen, creating the perfect space for everyday family life and entertaining. The kitchen is fitted with an extensive range of modern wall and base units, complemented by generous worktop space and ample room for a dining table. There is space and plumbing for a dishwasher and washing machine together with space for a fridge freezer. The kitchen has a six-ring gas hob and double oven. Double opening doors lead directly onto the enclosed, sunny rear garden, seamlessly blending indoor and outdoor living.

The first floor provides excellent family accommodation with a spacious guest bedroom benefiting from its own en-suite shower room, together with two further well-proportioned bedrooms and a contemporary family bathroom.

Occupying the entire second floor is the impressive principal bedroom suite, offering a peaceful retreat complete with its own en-suite shower room and excellent privacy.

OUTSIDE & GARDENS

Externally, the property enjoys a landscaped and enclosed rear garden, ideal for relaxing, entertaining and family enjoyment. To the side is a driveway providing off-road parking for two vehicles, together with a detached garage offering additional parking or useful storage.

This is a fantastic opportunity to acquire a spacious and energy-efficient family home in one of Whitchurch's most popular modern developments, conveniently situated for local schools, amenities and transport links.



DIRECTIONS

From the centre of Whitchurch proceed up High Street to the church, go over the roundabout and continue into Bargates, at the next roundabout take the second exit and then the second exit at the second roundabout onto the B5476 Tarporley Road. Proceed up the Hill and take the First left into Haroldgate, second right into The Squirrels, and then take the first left into Badger Crescent and the property is the first passing is the first on the left-hand side.

WHAT 3 WORDS

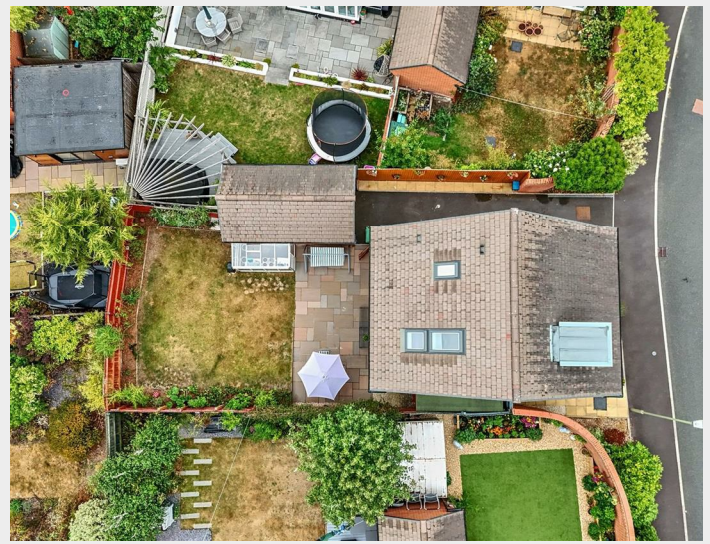
///octagon.unpacked.grid

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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1831 170826



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 'E' on the Shropshire Council Register.

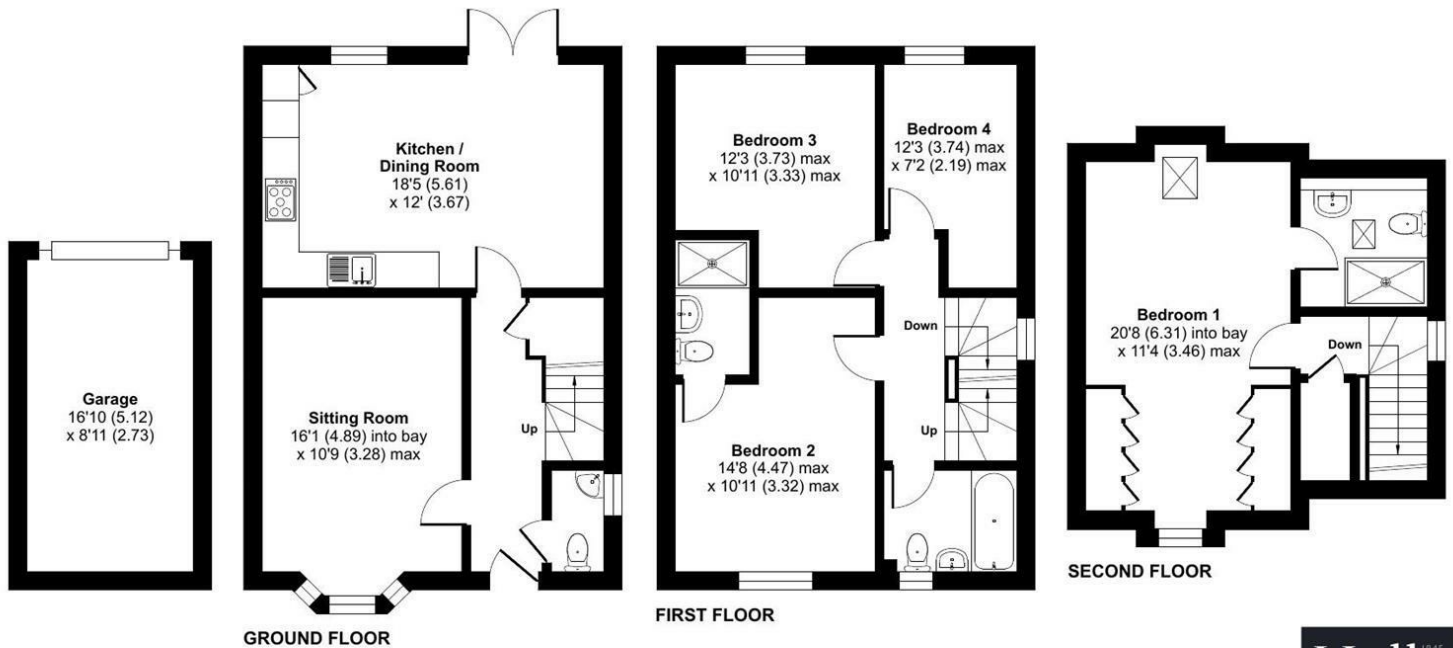
SERVICES - ALL

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

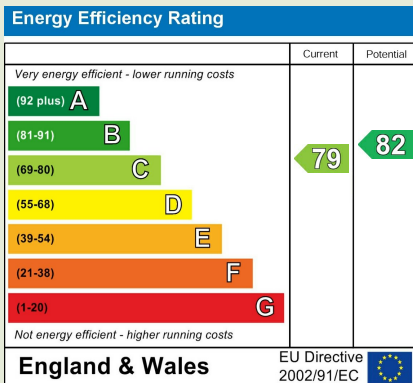
TENURE - FREEHOLD

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

Approximate Area = 1343 sq ft / 124.8 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1493 sq ft / 138.7 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). © nñchecon 2026. Produced for Halls. REF: 1488785



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

☎ 01948 663230 ✉ whitchurch@halls.gb.com

➡ www.halls.gb.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.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch