# 7 CHALLENOR WAY

| WHITCHURCH | | SY13 1FJ

Situated within the popular market town of Whitchurch, this appealing detached family home offers well-proportioned and versatile accommodation, making it an ideal choice for a growing family. The property provides four good-sized bedrooms, two comfortable reception rooms, two bathrooms and a useful downstairs W.C., together with a separate utility room. Externally, there is ample driveway parking for several vehicles, complemented by an integral garage, providing excellent practicality and convenience.

**Offers in the region of £365,000**

2 4 2 B

- **Well Presented Family Home**
- **Corner Plot, Landscaped Gardens**
- **Hall, Lounge, Kitchen / Diner**
- **Utility. W.C, Four Bedrooms**
- **Two Bathrooms, Drive**
- **Popular Residential Area**

## 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 this much enhanced detached family home located on a corner plot by private treaty.

The property has an excellent EPC rating of B and still has the balance of the 10 year builders warranty. It has a canopied front entrance porch with front door that opens into the entrance hall where there is a wooden floor, 1/2 wooden wall panelling and a door to an understairs store. There is a living room to the front with feature wall with 1/2 wall panelling. To the rear is a large kitchen / diner with windows and double doors that open onto the rear garden. The kitchen has a wide range of base and wall mounted units, work tops, sink and integrated appliances. Off the kitchen is the utility room with laundry facilities, door to the rear gardens and a door to a cloakroom with WC and wash hand basin. There is wood laminate flooring throughout the ground floor of the property.

The stairs ascend from the entrance hall to the first floor landing. There is a master bedroom with en-suite which comprises a shower enclosure, wash hand basin, W.C, Amtico flooring and window. There are three further double bedrooms and a family bathroom which comprises a panelled bath, separate shower, low flush W.C, wash hand basin, Amtico flooring and window. The property has double glazed windows, gas fired heating and a security alarm.

## Outside & Gardens

The property is accessed from Challenor Way to a double width drive. The drive continues to a single garage with up and over door, power & lighting. There are gardens to the front and side of the property and the rear garden can be accessed from the side or from the house itself. The attractive landscaped gardens comprises paved patio area, lawns, flower borders and in the bottom corner is a covered pergola seating area to enjoy the outdoors in summer months.

## Directions

From Whitchurch drive out on the Alport Road for about 1/4 of a mile and turn right into Dugdale Drive. Follow the road for about 200 metres and turn right into Challenor Way and the property is located on the left hand side after about 50 metres.

## What 3 Words

///armrest.downhill.squaring

## 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, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

## 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

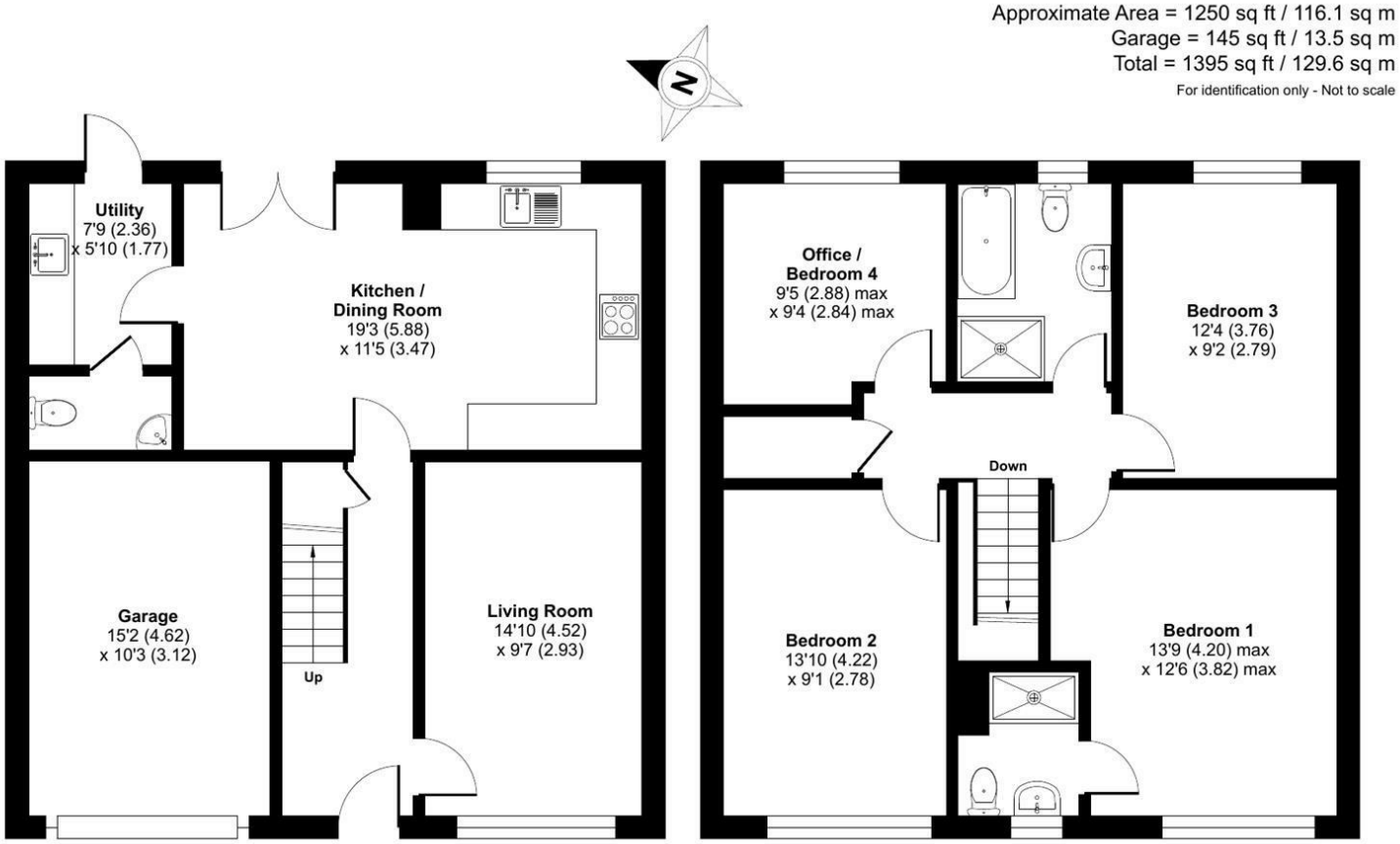
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

## Tenure - Freehold

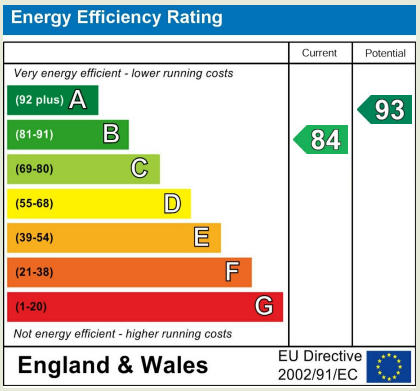
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

There is an approximate annual service charge of £100 for the upkeep of the roads and common areas.

Approximate Area = 1250 sq ft / 116.1 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 1395 sq ft / 129.6 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). ©nichecom 2026. Produced for Halls. REF: 1414636

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**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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**WHITCHURCH SALES**

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

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com



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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.