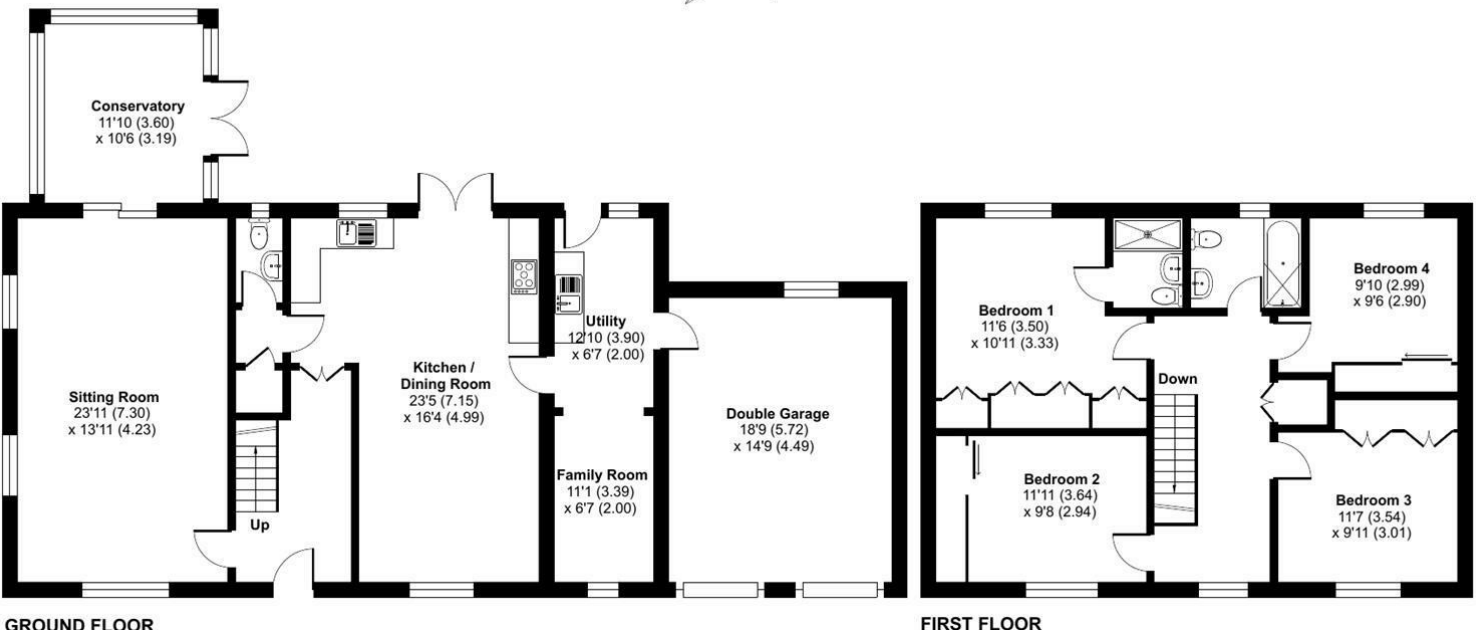


Approximate Area = 1961 sq ft / 182.1 sq m
 Garage = 276 sq ft / 25.6 sq m
 Total = 2237 sq ft / 207.7 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1465560



119 WREXHAM ROAD

| WHITCHURCH | SHROPSHIRE | SY13 1JF

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(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.



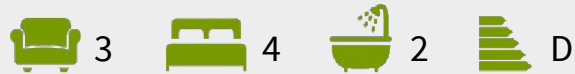
Halls 1845 WHITCHURCH SALES
 8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
 ☎ 01948 663230 ✉ whitchurch@hallsgb.com
 🌐 www.hallsgb.com 📱 📷



This is a wonderful spacious detached family home situated on a private site off the Wrexham Road. The current owners have recently modernised the property and it briefly comprises reception hall, living room, conservatory, large open plan kitchen/diner/family room, study/playroom, utility and cloaks with W.C. There are four double bedrooms and two new bathrooms. It has private spacious front & rear gardens, drive for many cars and a double garage.

Offers in the region of £465,000

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.



- Spacious Detached family Home
- Large Private Gardens
- New Kitchen, Two New Bathrooms
- Double Garage & Large Drive
- Recently Renewed Roof
- Walking Distance to Town Centre

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. Whitchurch has excellent primary schools and a SJT Secondary school. Whitchurch Railway Station is located about 3/4 of a mile from the property and there are excellent road links to Cheshire, the North West, Wales and the rest of Shropshire.

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. There is also a new multi million pound leisure centre with swimming pool, gym and other facilities in the centre of Whitchurch.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 119 Wrexham Road by private treaty.



The property is a spacious detached family home measuring approx. 1,750ft² and is well presented and has had many upgrades over the past few years.

The accommodation comprises a spacious reception hall with white high gloss ceramic tiled floor and staircase. There is a large living room, windows to the front and side and sliding doors through to the conservatory which has a wooden floor, windows and double doors to the rear gardens. Off the hall is a door to an understairs cupboard and a door to the cloakroom with W.C, high gloss tiled floor and wash hand basin.

There is a large open plan kitchen / diner / family room. The modern and recently fitted kitchen comprises a wide range of base and wall mounted units, extensive composite work top surfaces and a central island. There is an integrated dishwasher, drainer sink unit and space for an American style fridge freezer. There is a double oven and hob and window overlooking the rear gardens.

The dining and family area has high gloss ceramic floor tiles with electric under floor heating and windows to the front garden.

From the kitchen there is a rear hall / utility area with plumbing for washing machine, work top surfaces and base units. There is also space for a tumble dryer and door to the gardens and internal door to the garage. From the utility area there is an opening through to the study / play room which has a window to the front garden.

The stairs ascend from the reception hall to a spacious 1st floor landing with window to the front and door to an airing cupboard. The master bedroom has views over the rear garden and has fitted wardrobes and a modern en-suite with large shower enclosure, wash hand basin and W.C. There are three further double bedrooms all with fitted wardrobes and a spacious modern family bathroom which comprises panelled bath with shower over, low flush W.C and wash hand basin. The property has had new double glazed windows in the last 5 years and has gas fired central heating. There is also electric underfloor heating in the kitchen/dining/family room.



OUTSIDE & GARDENS

The property is accessed off Wrexham Road through a gate to a large private drive that sweeps round to the garage. There is a large private area of garden to the front and an enclosed private landscaped garden to the rear of the property with lawns, flower borders, paved sitting areas and a paved patio. The drive continues to the attached double garage which has power, lighting and an internal to the house.

DIRECTIONS

From the centre of Whitchurch drive out on the Wrexham Road for about 1/2 a mile and the property is located on the right hand side marked by the for sale sign.

WHAT 3 WORDS

///reinvest.inhaled.watchdogs

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.

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.



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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1805 210526

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.