



## 1 WREXHAM ROAD



| MALPAS | CHESHIRE | SY14 7EJ



This charming and semi rural property is located on the edge of the popular village of Malpas and is being sold with NO CHAIN. It will suit either a 1st time buyer / investor. The property is well presented and comprises an entrance porch, lounge / diner, kitchen, two double bedrooms and a bathroom. It has gas heating and double glazed windows. There are views from the bedrooms and gardens across the countryside. Viewing is highly recommended.

**Offers in the region of £215,000**



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- Charming Terraced Cottage
- No Upward Chain
- Views Across Fields
- Close to the Village Centre
- Spacious Accommodation
- Viewing Highly Recommended

### LOCATION - MALPAS PREMIUM

Malpas is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Chester is one of the North West's leading retail and commercial centres and provides access to the motorway and rail networks. London Euston can be reached in about 2 hours from Chester. Crewe and Whitchurch Stations also offer a regular service to Manchester Piccadilly. By car, Malpas is within easy reach of the A41 with Whitchurch to the south and a short drive from Chester.



### BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 1 Wrexham Road by private treaty.

1 Wrexham Road is a charming end of terraced cottage which is being sold with NO UPWARD CHAIN. There is a front entrance door that opens into the porch which has a radiator, coat hooks and door opens up into the spacious lounge / dining room which has windows to the front and rear, feature brick open fire place and door through to the kitchen which has a wide range of base and wall mounted units, extensive worktops, drainer sink unit and window that has a view over the garden and fields to the rear. There is a door to an under stairs store cupboard and a door to the yard and gardens.

The stairs ascend from the lounge area to a 1st floor landing. There are two double bedrooms with views over the fields at the front and rear of the property. There is a spacious bathroom with bath, with shower over wash hand basin, W.C and window. The property has gas fired central heating and double glazed windows.

### OUTSIDE & GARDENS

There is on street parking to the front of the house and there is a shared path down the side of the property into the rear garden which has a paved seating area and wonderful views over the fields and hills to the rear.

### DIRECTIONS

From the centre of Malpas, drive out on Church Street passing the Church, sports club and after about 1/4 of a mile the property is located on the left 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 - SOUTH CHESHIRE

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

## VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1

## COUNCIL TAX - CHESHIRE WEST

The property is in Band C on the Cheshire West Council Register.

## SERVICES - ALL

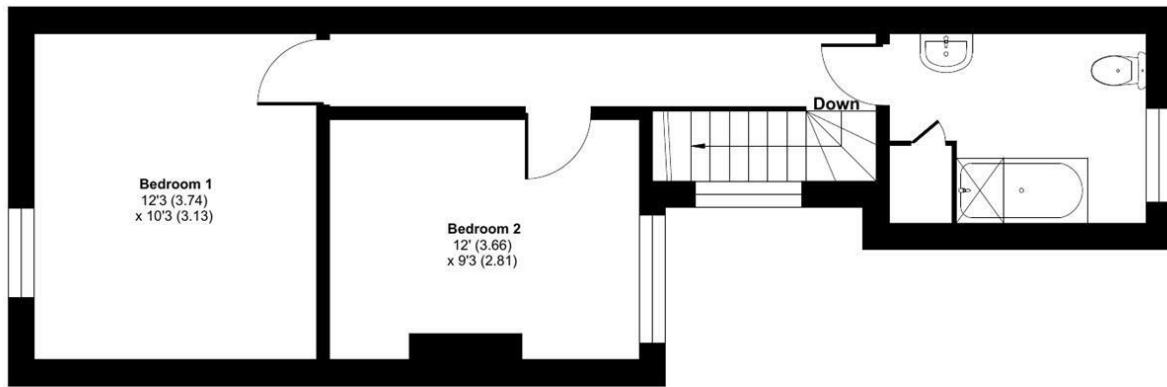
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

## TENURE - FREEHOLD

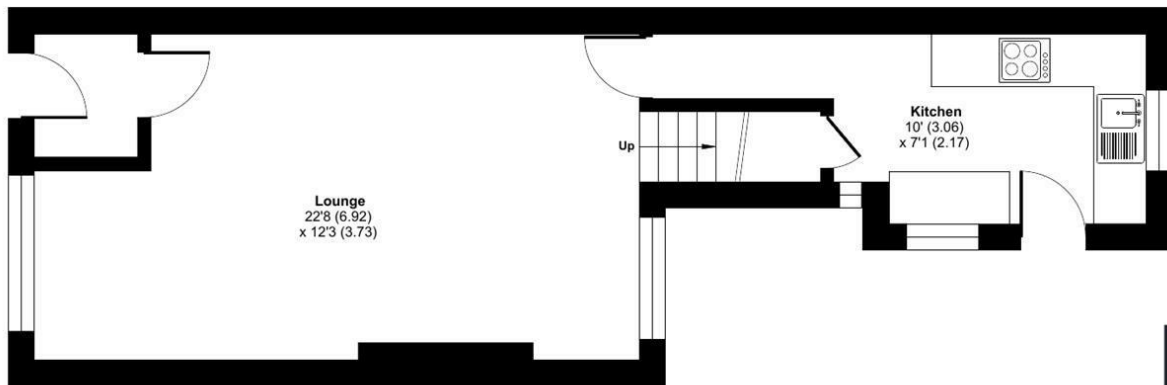
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Halls. REF: 1446581

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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➡ 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.