

**FOR SALE**

Offers in the region of £495,000

9 Manor Close, Whitchurch, Shropshire, SY13 1LX

This wonderful and spacious detached family home is located in a popular residential area on a corner plot and backs onto fields. The property briefly comprises reception hall, cloaks with W.C, living room with feature fireplace, study/ family room, large kitchen / diner and recently added orangery. Also off the kitchen is a utility room. To the first floor are four double bedrooms and three bathrooms. The property has ample car parking, detached garage and large gardens to the side and rear of the property. Viewing is highly recommended.





- **Spacious Detached Family Home**
- **Reception Hall, Living Room, W.C**
- **Living Room, Study / Family Room**
- **Large Kitchen / Diner, Garden Room**
- **Utility Room, 4 Bedrooms**
- **3 Bathrooms, Gas C.H**
- **Views Over Fields, Large Gardens**
- **Parking for 6 Cars, Garage**

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 9 Manor Close by private treaty.

The property comprises a spacious reception hall, cloakroom with W.C, living room with feature fire place and log burner. There are double doors onto the gardens with views across the fields providing wonderful country views. There is a spacious study / family room to the front and a large open plan kitchen diner with a wide range of units, integrated appliances, extensive worktops, breakfast bar and drainer sink unit. There is a window overlooking the gardens and fields beyond. Off the kitchen is a useful utility room. The property benefits from the recent addition of a large orangery. It is accessed off the dining area with picture windows overlooking the gardens and fields, lantern light and under floor heating making this a tranquil and welcoming space.

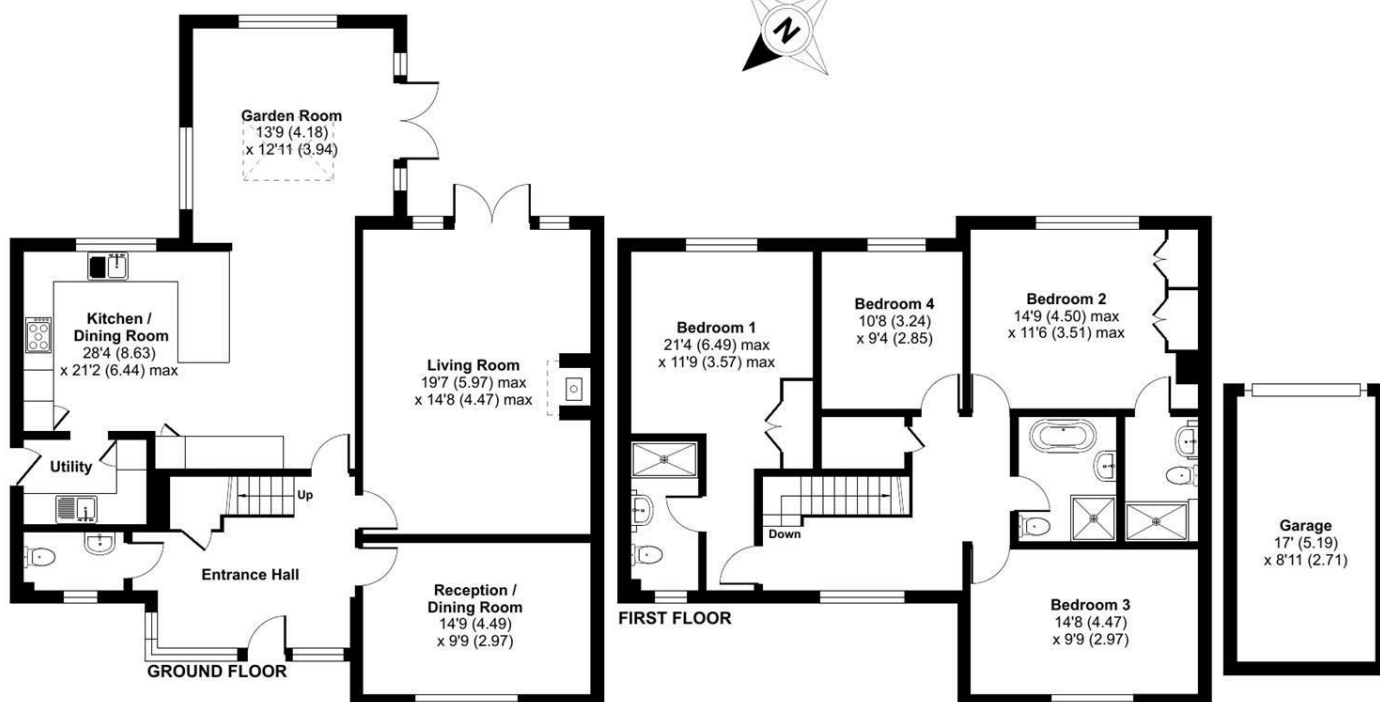
Stairs ascend from the first floor to the landing where there is a linen / airing cupboard. There is a master bedroom suite with fitted wardrobes and an en-suite shower room, guest bedroom suite with fitted wardrobes and en-suite shower room. There are two further double bedrooms and a family bathroom with enviable roll top bath and separate shower. The rear facing bedrooms have a wonderful outlook over the gardens and adjacent fields.

The property has gas fired heating and double glazed windows.



Approximate Area = 2052 sq ft / 190.6 sq m
Garage = 151 sq ft / 14 sq m
Total = 2203 sq ft / 204.6 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). © nchecom 2025. Produced for Halls. REF: 1305175



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



GARDENS

The property is accessed off Manor Close to a tarmac drive suitable for many cars. There is access down the side of the house to the rear garden with wonderful rural views. The side garden is of a generous size and has raised beds ideal for a kitchen garden, store shed and large shed / workshop. The rear garden is laid to lawn with a large flag paved patio area perfect for entertaining in the summer months. To the far side of the property is a covered area ideal for a hot tub or seating area.

GARAGE

The driveway leads to the detached garage with up and over door, and benefits from both power and lighting.

ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall
Downstairs Toilet
Utility Room
Kitchen / Dining Room
Reception Room / Dining Room
Living Room
Garden Room
Garage

- First Floor -

First Floor Landing
Bedroom One with En-Suite
Bedroom Two with En-Suite
Bedroom Three
Bedroom Four
Family Bathroom
Storage Cupboard

DIRECTIONS

From the centre of Whitchurch, drive down Wrexham Road and after about 1/2 mile turn left into Manor Close and the house is located on the right hand side in an enviable corner plot.

WHAT 3 WORDS

///shippers.grounded.ladder

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.

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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1638 090625

**COUNCIL TAX - SHROPSHIRE**

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

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

SERVICES

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.

FOR SALE

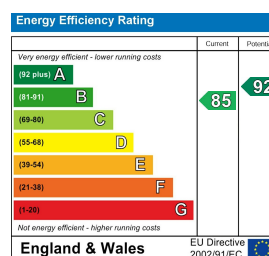
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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