



FOR SALE

Offers in the region of £450,000

42 Edgeley Road, Whitchurch, Shropshire,
SY13 1EU

Located in the popular residential area of Whitchurch on Edgeley Road, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. There are five generously sized bedrooms, three well-appointed reception rooms and two bathrooms. The property includes parking for up to three cars and beautifully landscaped gardens to the rear as well as a charming front garden.



Whitchurch 1/2 a mile, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Mature Detached 5 Bed Family Home
- Popular Residential Location
- Off Street Parking for Three Cars
- Large Landscaped Gardens
- Wonderful Garden Room
- Hall, 3 Reception Rooms
- Utility, Two Bathrooms
- Close 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. 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 42 Edgeley Road by private treaty.

This wonderful detached family home is located in a popular residential area of Whitchurch. The property has been well maintained by the present owner. The property has a block paved path leading to a canopied front entrance porch and there is a modern composite front door into a spacious reception hall. Off the hall is a cloakroom with W.C, wash hand basin and store area. The property has a living room with feature fireplace, bay window to the front, windows and double doors to the gardens and fitted bookshelves and cupboards.

There is a dining room, kitchen/garden room with a great view down the garden. The kitchen area has a wide range of units, drainer sink unit and integrated slim line dishwasher. Off the garden room there is a door leading to the utility room with worktops, drainer sink unit, space and plumbing for washing machine and tumble dryer. Also to the ground floor off the dining room is a ground floor bedroom suite which was originally the garage. It comprises a double bedroom with windows to the front and a modern en suite with large shower, low flush W.C and wash hand basin.

The stairs ascend from the hall to a half landing where there is a window offering a pleasant view over the back garden. The stairs continue up to the landing. There are four double bedrooms to the 1st floor, bathroom and separate W.C.

The property has gas fired central heating and double glazed windows.



3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



Gardens

There is a drive accessed from Edgeley Road suitable for a number of cars. There is also a path leading up steps to the front door. The garden to the front is designed for low maintenance and has many mature shrubs and plants. There is access down either side of the property to a large fully enclosed rear garden. Immediately to the rear of the house is large gravelled seating area which then leads to the large lawn. The lawn is surrounded by mature flower borders with a wide variety of plants trees and shrubs. To the bottom of the garden is a large timber framed storage shed. There is also a wonderful circular patio which would be ideal for entertaining guests in the warmer months.

Directions

From the centre of Whitchurch drive out on Dodington and at the roundabout turn right and take the 1st left into Edgeley Road. Continue down Edgeley Road and number 42 is on the left after about 200 metres.

What 3 Words

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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 Watgate Street, Whitchurch, SY13 1DW
WH1643 060625 (Draft Details)

Council Tax - Shropshire

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

Local Authority - Shropshire

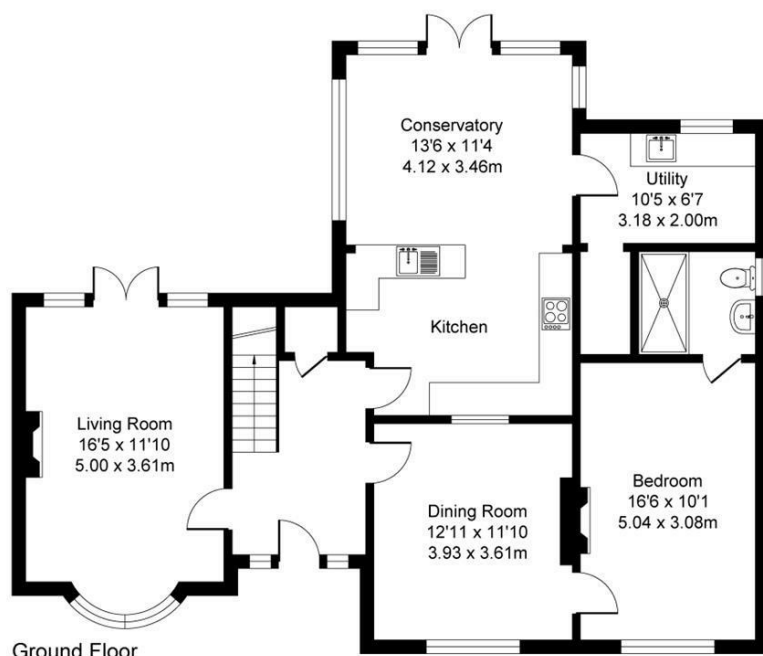
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Tenure - Freehold

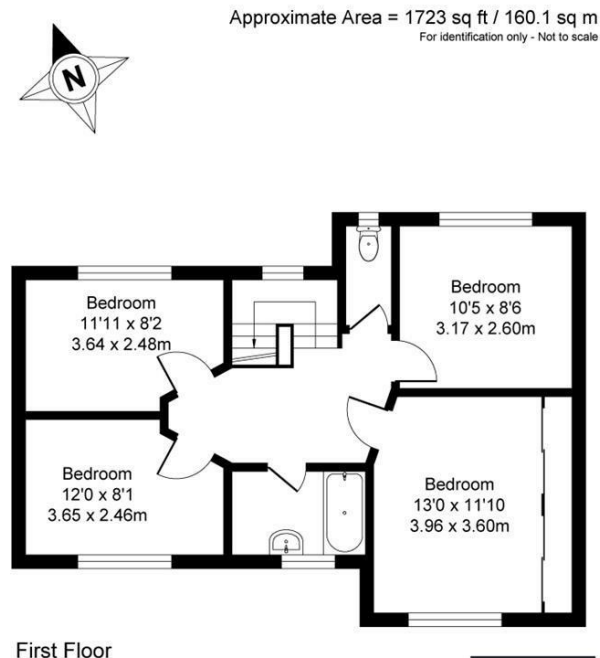
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

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Surveyed and drawn by Lens Media for illustrative purposes only. Not scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



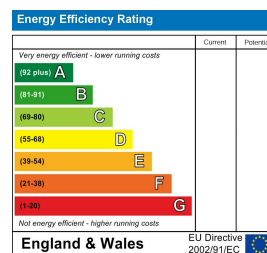
Approximate Area = 1723 sq ft / 160.1 sq m
For identification only - Not to scale



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 Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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