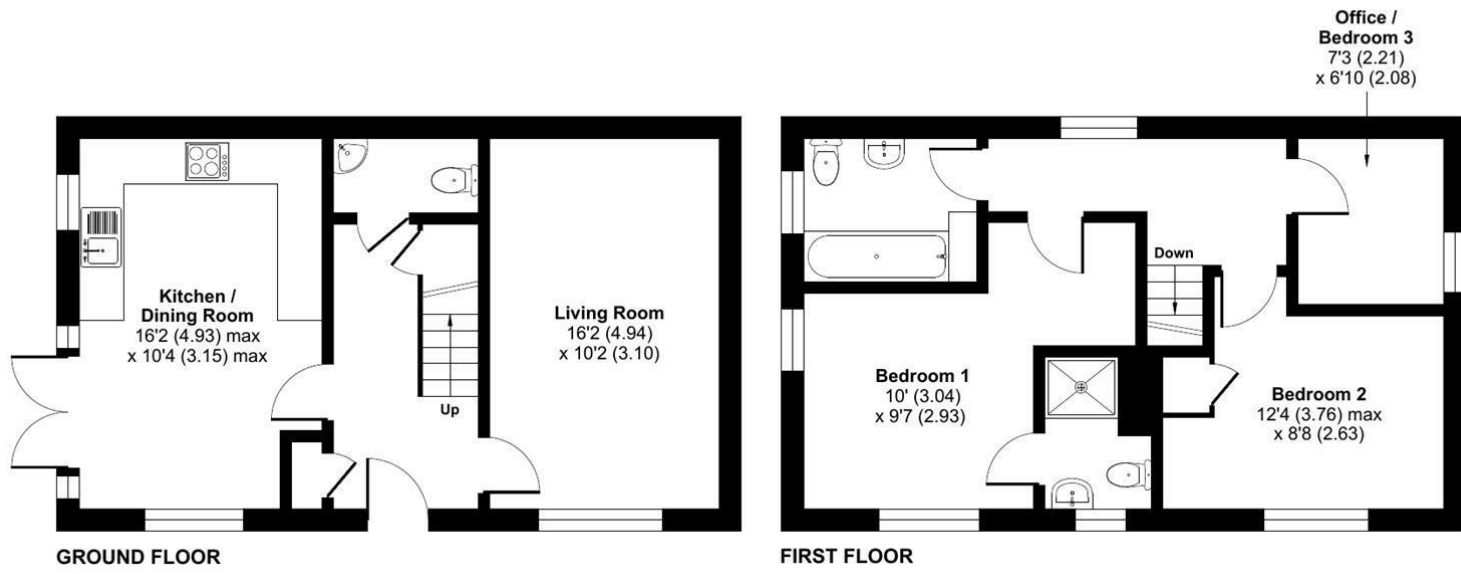


Approximate Area = 910 sq ft / 84.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Halls. REF: 1465189



31 MOSSFIELDS WAY
| WHITCHURCH | SHROPSHIRE | SY13 3BP

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
89	89
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.



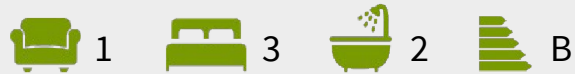
Halls 1845
WHITCHURCH SALES
8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
☎ 01948 663230 ✉ whitchurch@hallsgb.com
🌐 www.hallsgb.com 📱 📷



This is an almost brand new detached house with NO UPWARD CHAIN. The property comprises an entrance hall, cloaks with W.C, living room, kitchen/diner, three bedrooms and two bathrooms. There is parking for two cars and an EV charger. The south facing rear garden is 1/2 walled and has a paved patio area and shed. There is gas heating, double glazed windows and solar panels.

Fixed Asking Price £275,000

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.



- Modern Detached House
- Corner Plot
- No Upward Chain
- Parking for Two Cars
- E V Charger
- Walled Rear Garden

LOCATION

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 the SJT Secondary school which is on the doorstep. 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.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 31 Mossfields Way by private treaty.

This wonderful detached house located on a corner plot is being sold with NO UPWARD CHAIN and early inspection is highly recommended. The property is only 12 months old and was built by Barratt Homes and it still retains its warranty. There are also solar panels to the roof to help with its eco credentials as it has an EPC Rating of B.

The property comprises a canopied front entrance porch with front door that opens into the entrance hall where there is a useful cloaks cupboard and door into the cloakroom with W.C and wash hand basin. There is a door from the hall into the living room which has dual aspect windows to the front and side flooding the room with plenty of light. To the rear of the house is the excellently appointed kitchen diner. The kitchen has a wide range of base and wall mounted units, work top surfaces and integrated appliances including a fridge / freezer, dishwasher, washer / dryer, oven and hob. There are windows and double doors to the gardens and a window to the side illuminating the dining area.

The stairs ascend from the entrance hall to the 1st floor landing where there is a window. The master bedroom has dual aspects windows to the front and side, space for wardrobes and a door to an en-suite which comprises shower enclosure, W.C and wash hand basin. There are two further bedrooms and a family bathroom. The property has double glazed windows, gas fired heating and solar panels.



OUTSIDE & GARDENS

The property is accessed from Mossfields Way to a drive suitable for two cars and there is also a fitted EV charger. There is a small area of garden to the front and side and the main garden is accessed from the kitchen or the drive and has a lawned area, patio and a garden shed. The garden faces South and therefore has the sun in the garden for most of the day.

DIRECTIONS

From the centre of Whitchurch drive out on Dodington and at the small roundabout take the 2nd exit heading past the cricket and rugby club. Turn right just passed the cricket club into Tilstock Road and then turn right into Mossfields Way and the property is located on the left hand side after about 300 metres.

WHAT 3 WORDS

///amounting.tensions.drew

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 - 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
WH1804 150526

LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'C' 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.