

**FOR SALE**

Offers Over £250,000

21 Blackmore Grove, Whitchurch, SY13 1RR

This spacious extended detached home is located on a corner plot and has a large rear garden. The property comprises hall, lounge, dining area, study / garden room and kitchen. To the first floor is a master bedroom with en suite shower room, 2 further bedrooms and a family bathroom. There is parking for 2 / 3 cars, double glazed windows and a gas fired central heating system. Viewing is highly recommended.



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



- **Extended Detached House**
- **Corner Plot & Large Gardens**
- **Hall, Lounge, Dining Area,**
- **Study / Garden Room, Kitchen**
- **3 Bedrooms, 2 Bathrooms**
- **Parking for 2 or 3 Cars**
- **Cul de sac Location**
- **Walking Distance to Town**

Location - Whitchurch

The property is located close to Whitchurch town centre, 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.

Property Description

Halls are delighted with instructions to offer 21 Blackmore Grove for sale by private treaty.

This well presented and extended detached property is located in a popular residential area of Whitchurch. The current owners have extended to the rear to create extra accommodation. The property comprises a spacious entrance hall, large living room with bay window and feature fire place. Off the living room is a dining area and that then leads to the extension which can be used either as a study or garden room. There is a fitted kitchen with door to the side of the house.

The stairs ascend from the hall to the 1st floor landing. The main bedroom is to the front and has an en suite shower room. There are two further bedrooms and a family bathroom with a shower over the bath.

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

Outside

The property is accessed off Blackmore Grove to a drive suitable for 2 or 3 cars. The front garden is gravelled for low maintenance. There is a gate from the drive to the large side and rear garden which wrap around the back of the house. The gardens comprise large lawns with mature flower borders with a wide range of plants, trees and shrubs. There are various seating areas and to the far side of the house is a large garden shed.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Accommodation Comprises

- Ground Floor -
Hall
Living Room
Dining Area
Study/Garden Room
Kitchen

- First Floor -
Landing
Bedroom One
En Suite
Bedroom Two
Bedroom Three
Family Bathroom

Directions

From Whitchurch drive out on the Alport Road for about 1/4 of a mile and and turn right into Blackmore Grove. Follow the road up the slight hill and the house is located in the cul de sac on the left hand side.

What 3 Words

///canny.discount.grumbles

Schooling

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

WH1624 030525

Council Tax - Shropshire

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

Local Authority

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

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.

Anti-Money Laundering (AML)

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.

FOR SALE

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Approximate Area = 975 sq ft / 90.6 sq m

For identification only - Not to scale



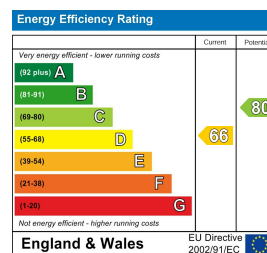
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



01948 663230

Whitchurch Sales

St Marys Arcade 13 - 17 High Street, Whitchurch, Shropshire, SY13 1AX

E: whitchurch@halls.gb.com



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