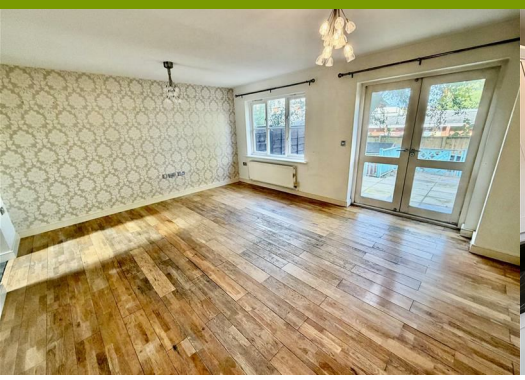
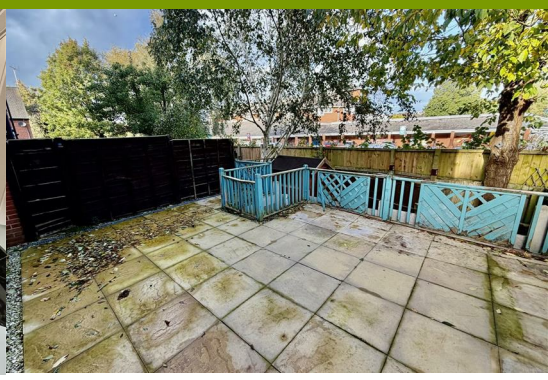
10 EARL EDWIN MEWS

WHITCHURCH | SY13 1DT







A well-presented, three-bedroom mews style town house arranged over three floors, located in a corner position within easy walking distance of the town centre. The accommodation comprises entrance hall, downstairs cloakroom, kitchen, living room / diner, first floor landing leading to two double bedrooms and a bathroom, second floor landing leading to master bedroom with ensuite shower room. The property benefits from UPVC double glazing, gas central heating, an allocated parking space and a garden to the rear.

Offers in the region of £185,000





1 3 2 C

- **Modern Three Storey Townhouse**
- **Close to Town Centre**
- **Chain Free**
- **Allocated Parking Off Street**
- **Enclosed Rear Garden**

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

This modern three storey town house is being sold with NO CHAIN. The property comprises an entrance hall with wooden strip flooring. There is a door that opens into the cloaks with W.C. There is a fitted kitchen to the front of the house with a wide range of base and wall mounted units, worktops, gas hob and electric oven. There is an integrated fridge freezer, space and plumbing for a washing machine and a doorway through to the lounge / diner, windows and double doors to the garden.

The stairs ascend from the entrance hall to the first floor landing where there is a window to the front and a door to an airing cupboard. To the first floor are two double bedrooms both with built in wardrobes and a family bathroom with a panelled bath with shower, low flush W.C and wash hand basin.

The stairs ascend from the first floor landing to the second floor where there is a store cupboard and a door to the master bedroom which has a large walk-in wardrobe, en suite with W.C., wash hand basin and shower.

Outside and Gardens

There is an allocated parking space to the front of the house and there is a shared path that runs down the side where there is a gate that opens into the rear garden. The garden comprises patio and decked area.

Directions

From the centre of Whitchurch drive up Dodington and turn left into Earl Edwin Mews. The property is located at the front of the development on the right.





What 3 Words
///songbook.building.outgoing

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 £36 (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.

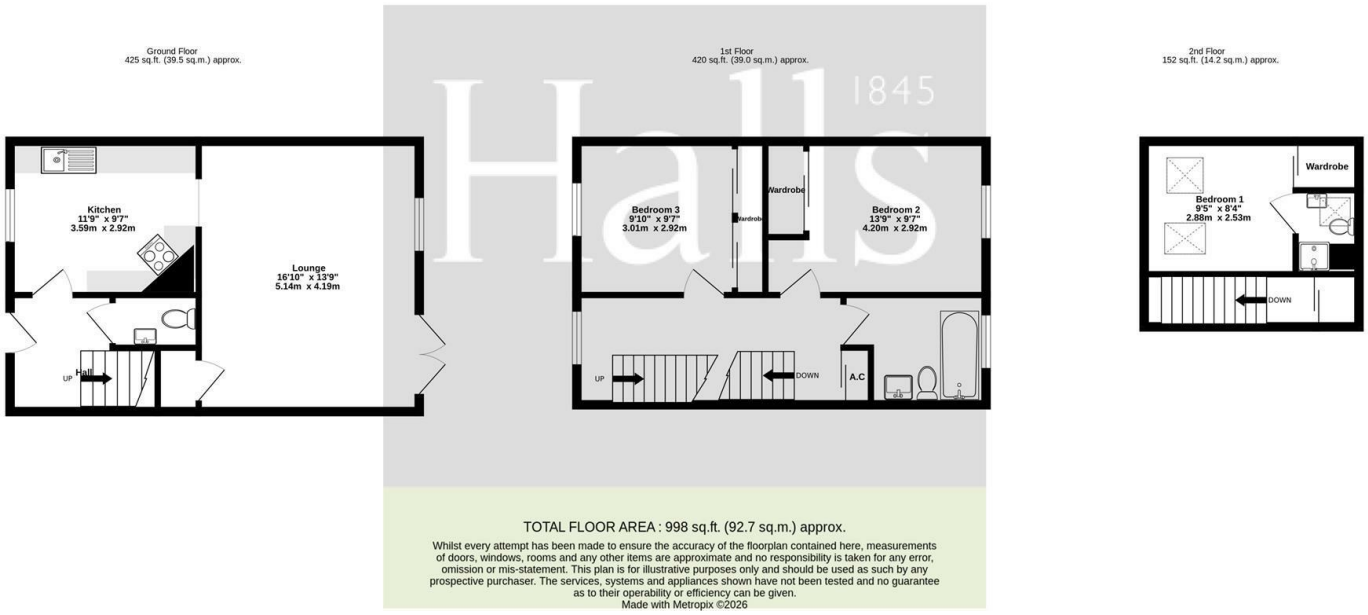
Schooling - Whitchurch
The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School , SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

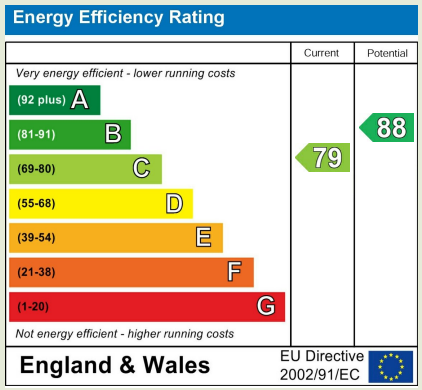
Viewing Arrangements
Strictly through the Agents: Halls, St Marys Arcade, 13-17 High Street, Whitchurch, SY13 1AX.

Council Tax - Shropshire
The current Council Tax Band is '?' 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 - Leasehold
We understand that the property is Leasehold and the term remaining is 978 years although purchasers must make their own enquiries via their solicitor. Annual Ground Rent £346.01 and the Annual Service Charge is £831.60.





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.

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Halls 1845

WHITCHURCH SALES

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

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

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