



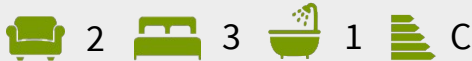
2 WAYLAND ROAD

WHITCHURCH | SHROPSHIRE | SY13 1RP



A well-presented and thoughtfully arranged semi-detached home, ideally positioned within easy walking distance of Whitchurch town centre, the railway station and a number of well-regarded local primary schools. The property also enjoys the benefit of attractive local walks close by, making the location particularly appealing to those who enjoy getting out into the surrounding countryside with a dog or simply taking a stroll.

Offers in the region of £250,000



- Charming Refurbished Family Home
- Spacious Accommodation
- Close to Railway Station
- Very Well Presented, Drive
- No Upward Chain
- Drive for a Number of Cars

LOCATION - WHITCHURCH

Although its address is Wayland Road the property is actually located on Station Road. 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 2 Wayland Road by private treaty.

The accommodation is both practical and versatile, with a small entrance hall leading into an impressive open-plan kitchen, dining and family room. This is a particularly sociable space and forms the heart of the home, with the modern kitchen featuring a central island and a lovely outlook over the rear gardens. A cloakroom with WC is conveniently located off the kitchen.

Also situated on the ground floor is a well-proportioned living room which provides a comfortable and welcoming reception space, although its versatile proportions mean it could equally be utilised as a ground-floor bedroom if required, offering flexibility for a variety of buyers and changing family needs.

Overall, 2 Wayland Road represents an excellent opportunity to acquire a well-presented and versatile home in a highly convenient position, combining easy access to the amenities of Whitchurch with excellent transport links, local schooling and countryside walks close at hand.

To the first floor are two generous double bedrooms together with a further single bedroom. The accommodation is completed by a superb modern family bathroom, fitted with a stylish freestanding bath, separate shower, WC and wash hand basin. The property has recently benefited from the installation of new double-glazed windows and is warmed by gas-fired central heating.



OUTSIDE

Outside, there is parking to the front together with a small area of garden. A gated side access leads through to the substantial rear garden, which provides an excellent outdoor space for families and keen gardeners alike. The garden incorporates a paved patio, areas of lawn and established flower borders, creating an attractive and enjoyable setting for outdoor dining, entertaining and relaxation.

DIRECTIONS

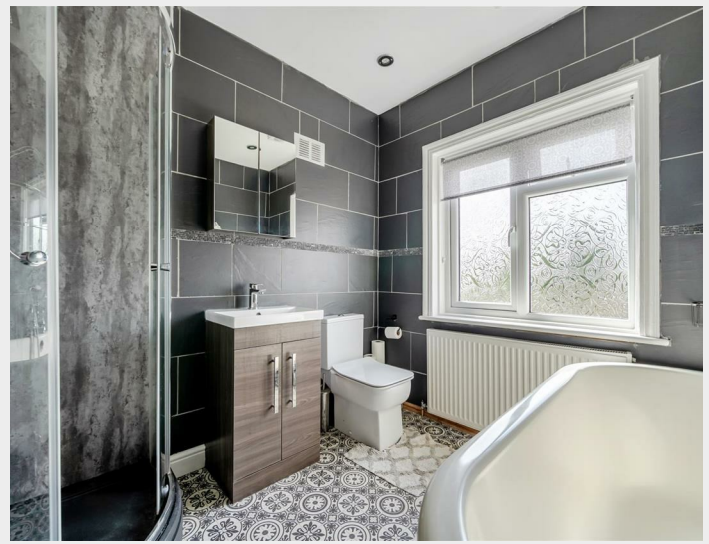
From the centre of Whitchurch drive along Station Road for about 1/4 of a mile and the property is located on Station Road just passed the railway station entrance and the railway bridge.

WHAT 3 WORDS

///pits.belonging.polishing.

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.



LOCAL AUTHORITY - SHROPSHIRE

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

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.

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'A' 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

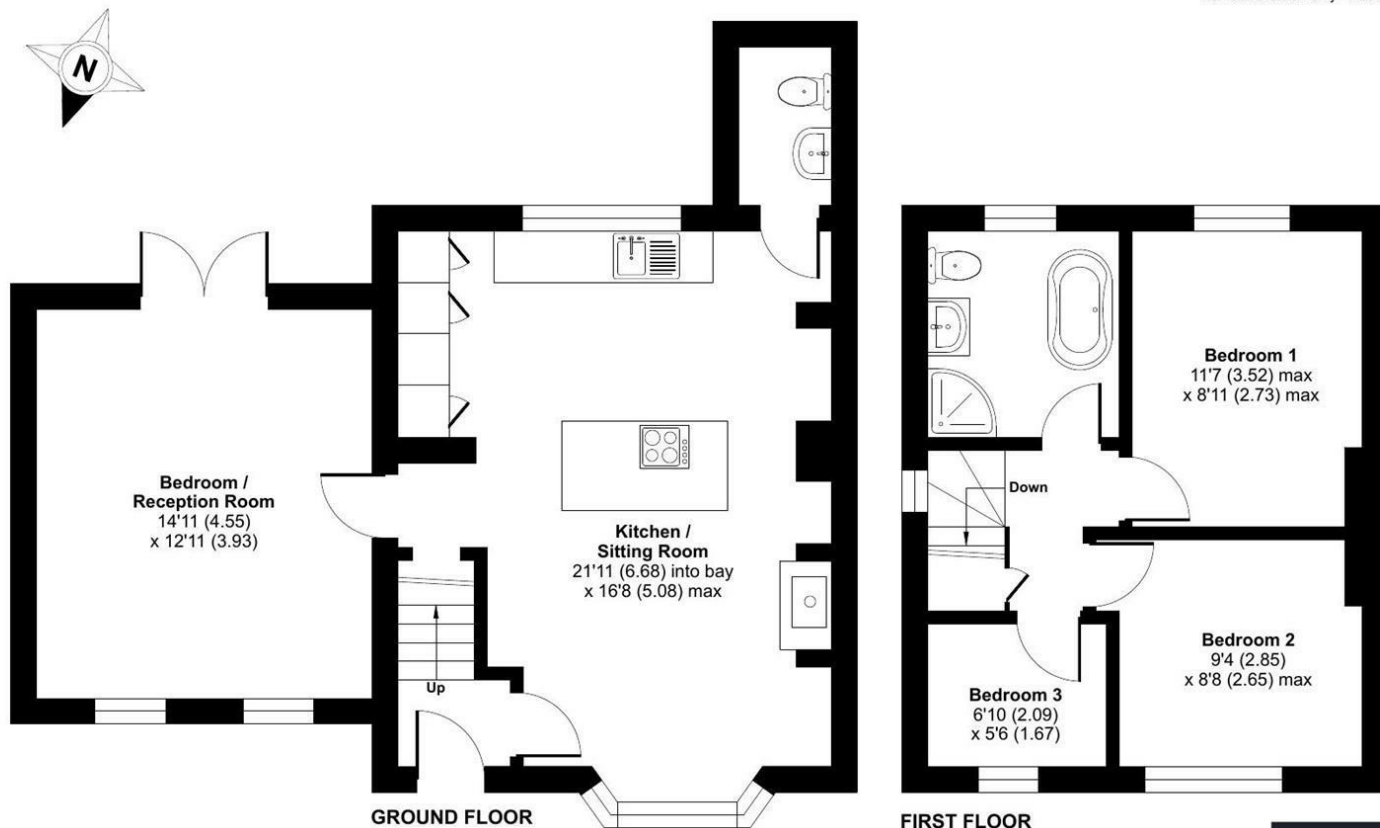
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1847 240926

Approximate Area = 924 sq ft / 85.8 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). © nñchecom 2026. Produced for Halls. REF: 1510620



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		
England & Wales	71	78
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.



WHITCHURCH SALES

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

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www.halls.gb.com f

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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.

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