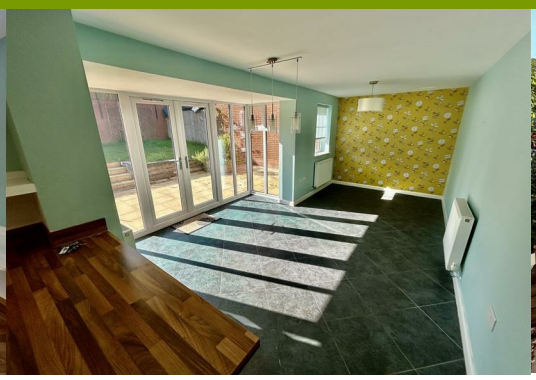
31 BADGER CRESCENT

WHITCHURCH | SHROPSHIRE | SY13 4JL







A modern detached family home, ideally positioned within this popular residential development and offered for sale with NO CHAIN. The property provides spacious and versatile accommodation arranged over two floors, making it an excellent choice for modern family living.

Offers in the region of £347,000



3 4 2 B

- **Modern Detached Family Home**
- **No Upward Chain**
- **Popular Residential Area**
- **Parking for Two Cars, Garage**
- **Enclosed Rear Gardens**
- **Excellent Road Access A41 / A49**

Location

Whitchurch is a historic and highly regarded market town situated on the Shropshire/Cheshire border, offering an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, pubs, schools and leisure facilities. The town retains a strong community atmosphere and is surrounded by attractive countryside, with numerous walks and rural pursuits close at hand.

The town is particularly well placed for commuters, with excellent road and rail connections. The A49 provides convenient access towards Shrewsbury and the wider road network, whilst the A41 offers routes towards Chester, Nantwich and beyond. Whitchurch railway station provides regular services towards Chester and Crewe, with connections onwards to Manchester, Liverpool, Birmingham and London. The combination of attractive surroundings, good local amenities and excellent transport links makes Whitchurch a popular choice for both families and commuters.

Brief Description

Halls are delighted to be instructed to sell 31 Badger Crescent by private treaty.



The accommodation opens into a welcoming reception hall with useful store room, leading through to the living room, a separate family room/study and a cloakroom with W.C. To the rear is the impressive open plan kitchen/diner/family room, creating a superb central space for everyday living and entertaining. The kitchen is fitted with a comprehensive range of cupboards and work surfaces together with integrated appliances, while windows and double doors provide an attractive outlook and direct access onto the rear garden. A useful utility room lies off the kitchen and benefits from a side entrance door.

To the first floor, the master bedroom enjoys fitted wardrobes and a private en-suite shower room. There are three further double bedrooms, providing excellent accommodation for a growing family, together with a family bathroom.
The property benefits from gas-fired central heating and double-glazed windows.

Outside

Outside, a driveway provides parking for two vehicles and leads to a single garage. There is a small area of garden to the front, whilst the enclosed rear garden has been designed for ease of maintenance and features a paved patio with steps leading up to areas of lawn, providing a pleasant space for outdoor dining, entertaining and family enjoyment.





Directions

From the centre of Whitchurch proceed up High Street to the church, go over the roundabout and continue into Bargates, at the next roundabout take the second exit and then the second exit at the second roundabout onto the B5476 Tarporley Road. Proceed up the Hill and take the First left into Haroldgate, second right into The Squirrels. Drive down The Squirrels until you get to the bottom and turn left into Badger Crescent and the property is on the left hand side.

What 3 Words

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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

Council Tax - Shropshire

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

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 1AZ.
WH18 210926

Services - All

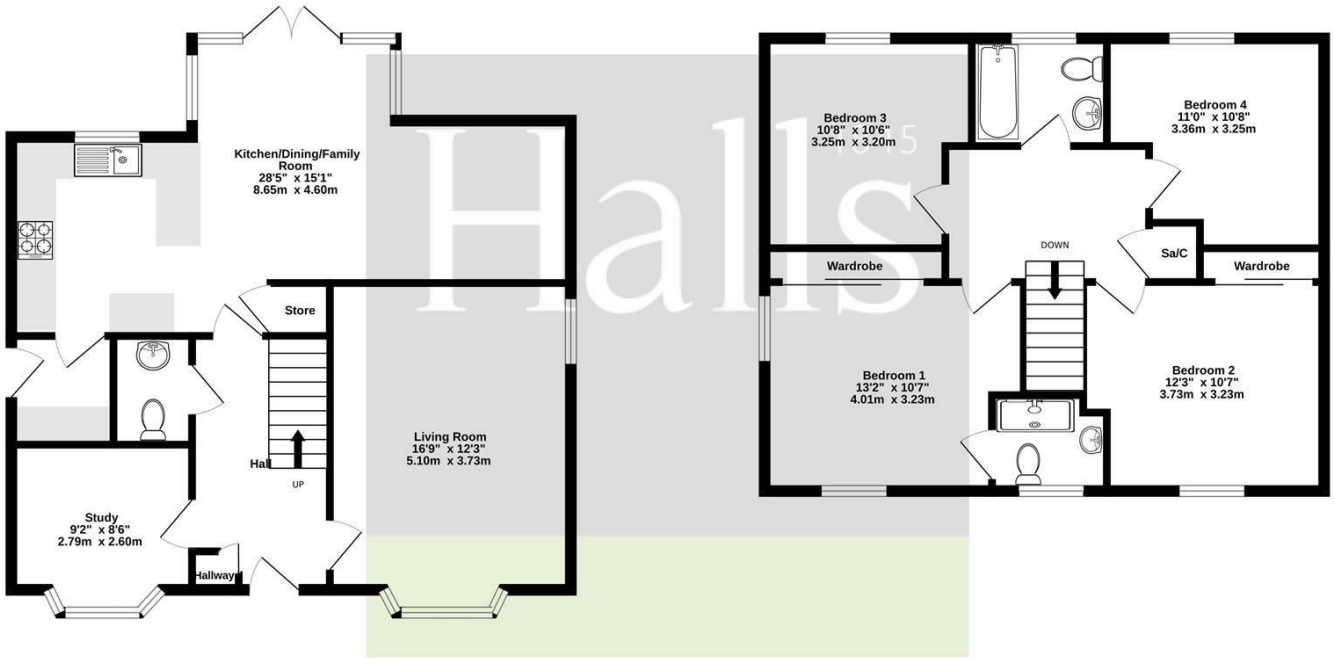
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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

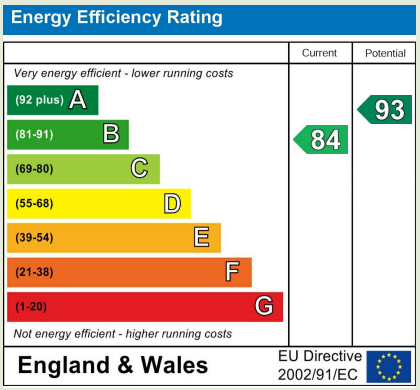
Ground Floor
724 sq.ft. (67.2 sq.m.) approx.

1st Floor
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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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The Property Ombudsman

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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