



**Extended Detached Bungalow**

**3 Double Bedrooms**

**Space For Caravan/Motorhome**

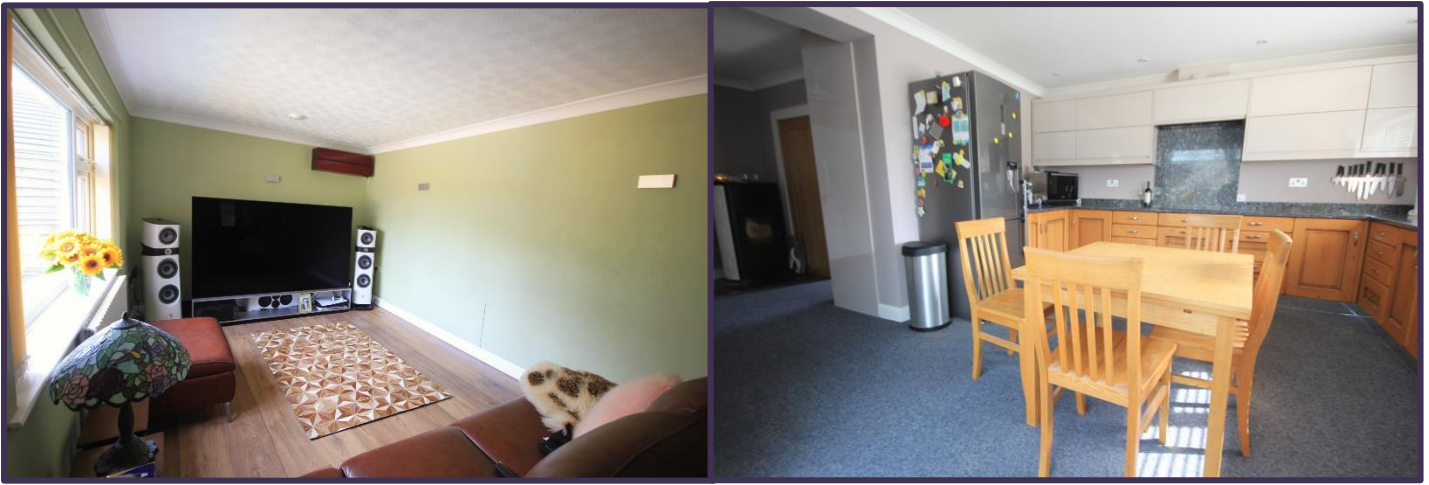
**Eco-Friendly 'A' Rated EPC**

**Detached Double Garage At Rear**

**Granite Kitchen**

**Whispering Pines 35 Twemlows Avenue**  
Higher Heath, Nr Whitchurch SY13 2HE

**Offers in the Region Of £320,000**



**In the ever-depressing world of rising prices and fuel costs, here we have a ray of light!**

**Yes, if the thought of virtually zero heating costs appeals to you then read on, for this EPC 'A' rated extended detached bungalow has hit the sweet spot.**

The current owner installed solar panels and still receives the privilege of the Government incentive/payback until 2035, by feeding electricity back into the grid. Not only that, the installation of air pumps and (on the rare occasion that you will ever need it) a biomass wood pellet boiler have also been installed, combined with a heat recovery system means that an ambient temperature can be maintained all year round. Battery storage units have also been installed to store the energy from the solar roof panels during the day - clever stuff indeed!

The property itself has the benefit of a kitchen extension (fitted with solid granite worktops) and a generous conservatory addition. All three bedrooms may safely be described as 'doubles' and outside, there is enough room to park a small fleet of vehicles whilst electric timber gates to the side of the bungalow provide secure parking for a caravan/trailer/motorhome away from the driveway.

Not only that, there is also a detached double garage and the fact that it occupies a wide plot and is separated from the road by a long driveway, whilst backing onto farmland, means that you can enjoy a high degree of privacy should you decide to live here!

Higher Heath is well placed for travel throughout a wide geographical area due to ease of access to the A41 bypass which provides relatively swift access to Whitchurch, Shrewsbury, Wolverhampton, Wrexham and Chester.

The nearby town of Whitchurch offers a wide variety of shopping, restaurants, pubs, doctors surgery, dentists, sporting amenities, schools, cottage hospital and a railway station.

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



**Entrance Hall** 7' 5" x 4' 4" (2.26m x 1.32m)

Corniced ceiling and radiator.

**Inner Lobby**

Laminate flooring and archway leading to: -

**Lounge** 19' 4" x 10' 3" (5.89m x 3.12m)

Laminated flooring corniced ceiling, 4 wall light points, radiator and air conditioning unit.

**Inner Hall** 7' 1" x 2' 7" (2.16m x 0.79m)

**L-Shaped Kitchen/Diner** 13' 3" x 13' 2" (4.04m x 4.01m) and 10' 6" x 7' 10" (3.20m x 2.39m)

Sink and drainer inset in solid granite worktops with additional filtered water softener tap and having drawers, cupboards and integral dishwasher below, granite splashback, 4 ring electric ceramic hob with illuminated extractor hood above, range of wall cupboards and full-height storage units, free-standing biomass central heating boiler, recessed ceiling spotlights, loft access hatch and leading to: -

**Conservatory** 15' 9" x 12' 0" (4.80m x 3.65m)

Double glazed sliding patio doors to rear garden, double glazed glass roof with electric roof vent, air conditioning unit, 2 wall light points, log burning stove and period style radiator.

**Utility Room** 8' 2" x 5' 9" (2.49m x 1.75m)

Sink and drainer inset in worktop with additional filtered water softener tap and having cupboards and plumbing for washing machine below, wall cupboards, external door to rear garden and airing cupboard having pressurised hot water cylinders and control unit for the solar roof panels.

**Bedroom 1** 12' 5" x 11' 7" (3.78m x 3.53m)

Air conditioning unit, corniced ceiling, warm air radiator and 2 free-standing mirror door wardrobes.

**Bedroom 2** 12' 5" x 11' 5" (3.78m x 3.48m)

Corniced ceiling, radiator and range of free-standing mirror door wardrobes.

**Bedroom 3** 10' 2" x 9' 2" (3.10m x 2.79m)

2 wall light points, engineered oak flooring and radiator.

**Wet Room** 6' 9" x 5' 11" (2.06m x 1.80m)

Mains mixer shower unit, wash hand basin and state-of-the-art Japanese WC. Fully tiled walls, heated chrome towel rail and flat panel radiator

**OUTSIDE**

Large, gravel driveway with ample parking for numerous vehicles and electrically operated timber gates lead to the enclosed rear garden and: -

**Detached Double Garage** 23' 4" x 19' 1" (7.11m x 5.81m)

Lights, power, 2 electric roller doors, 2 tall battery storage units, electric hook-up for car, resin floor and connecting door to rear garden.

The easily managed gravel rear garden has bushes, shrubs and an aluminium greenhouse with an insulated heat storing floor and automatic roof and side vents.

**Services**

Mains water, electricity and drainage.

**Central Heating**

There are 4 air-to-air heating/cooling air conditioning units (heat pumps) combined with the roof heat recovery system and 20 tube solar thermal roof panels, plus a Biomass (wood pellet) boiler supplying radiators as listed. The current owner claims to maintain 23.5 degrees centigrade room temperature throughout the year (rarely ever using the biomass boiler), whilst the feed-in tariff covers all heating costs until 2035.

**Tenure**

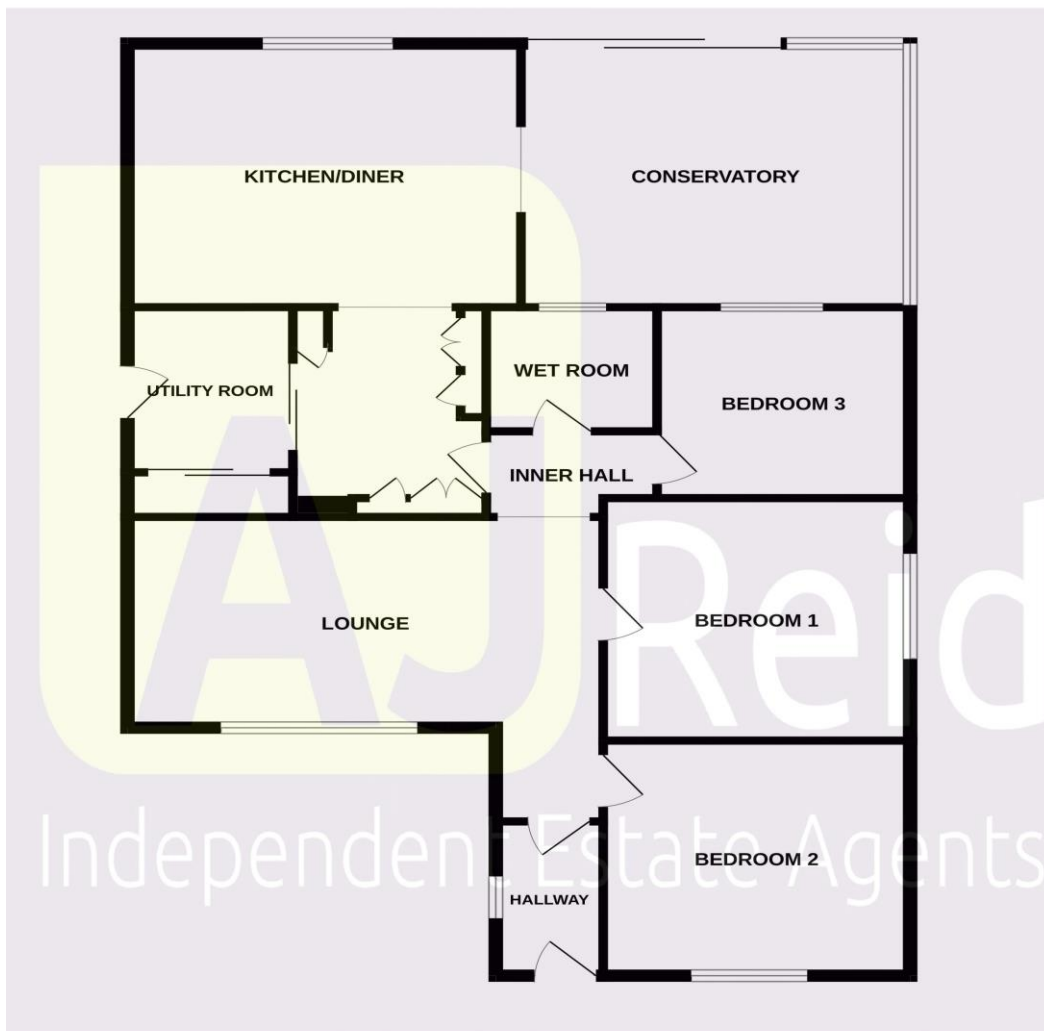
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**Council Tax**

Shropshire Council - Tax Band C.

**Agents Note**

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)



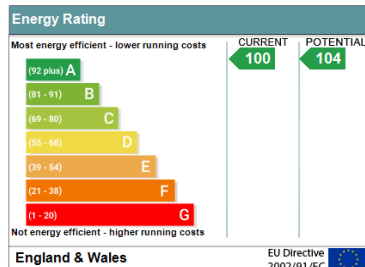
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**Directions:** Leave Whitchurch on the A41 (signposted for Wolverhampton) and follow this road for just under 4 miles into Higher Heath. Turn right into Heathwood Road, then second right into Twemlows Avenue and the property is located on the left hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: 35 Twemlows Avenue, Higher Heath, WHITCHURCH, SY13 2...

RRN: 3600.0658.0822.8304.3443



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