



Detached House With Separate Annexe

Beautifully Presented Throughout

5 Bedrooms Overall (3 En-Suite)

Substantially Extended Family Home

Detached Double Garage

Fabulous 28' Lounge At Rear

The Haven, London Road
Higher Heath, Whitchurch SY13 2JA

Offers in the Region Of £695,000



BIG, BIG, BIG!!

Guess what? This really is a big house!

Ideal for 2 generations living under one roof, this substantially extended detached house has the benefit of a separate annexe, complete with its own kitchen/diner/lounge, bedroom and en-suite shower room.

The family home itself is impressive; helped by the fact that not only is it fastidiously maintained, but it is very spacious too. The moment that the electric gate glides open to reveal this lovely property, you know you are going to be in for a treat. A large, detached garage sits within the grounds and there is ample additional secure parking within the driveway.

It sits just 5 miles outside the market town of Whitchurch and just under 9 miles of Market Drayton, both of which have a wide range of amenities including shops, banks, supermarkets and a number of great pubs and restaurants. Whitchurch even has its own railway station.

It is also well placed for fast access to larger conurbations including Shrewsbury, Chester, Wolverhampton and Wrexham.

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

Services

Mains water, gas, electricity and drainage.

Central Heating

2 oil fired boilers (house and annexe) supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Shropshire Council – Tax Band E.

Agents Note

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

GROUND FLOOR

Spacious Entrance Hall 21' 5" x 7' 1" (6.52m x 2.16m)

Staircase to first floor with built-in storage cupboard below, radiator and high gloss ceramic tiled floor.

Impressive Lounge 28' 10" x 22' 11" (8.78m x 6.98m)

A most impressive room for entertaining with full height picture windows and bi-fold doors to rear garden, inset log burning stove with granite hearth and 2 radiators.

Open Plan Kitchen/Diner/Family Room

Kitchen 16' 5" x 9' 7" (5.00m x 2.92m)

Granite topped working surfaces with drawers, cupboards and integral fridge below, island unit, range style cooker, wall cupboards, ceramic tiled floor and leading to: -

Dining/Family Room 22' 11" x 10' 11" (6.98m x 3.32m)

Oak flooring, radiator and french doors to garden.

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.



Utility Room 10' 9" max x 7' 0" min (3.27m max x 2.13m min) Granite topped base unit, plumbing for washing machine and space for tumble dryer, radiator, Worcester free-standing oil central heating boiler, ceramic tiled floor and radiator.

Cloakroom 5' 1" x 3' 1" (1.55m x 0.94m)
Pedestal wash hand basin and close coupled WC.
Ceramic tiled floor and radiator.

Oak Framed Side Entrance Porch

FIRST FLOOR

Landing 12' 9" x 7' 0" (3.88m x 2.13m) and 8' 4" x 7' 7" (2.54m x 2.31m) 2 Velux roof skylight windows.

Master Suite comprising: -

Bedroom 1 15' 8" x 13' 2" (4.77m x 4.01m)
Radiator.

En-Suite Dressing Room 9' 9" x 9' 9" (2.97m x 2.97m)
Full length range of mirror wardrobes and radiator.

En-Suite Bathroom 13' 1" x 12' 0" (3.98m x 3.65m)
Contemporary suite. Rolltop free-standing bath, wash hand basin on timber washstand, close coupled WC and shower cubicle with mains mixer shower unit, ceramic tiled floor, radiator and Velux roof skylight window.

Guest Suite comprising: -

Bedroom 2 18' 10" x 11' 7" (5.74m x 3.53m)
Radiator.

En Suite Dressing Room 2 16' 3" x 6' 0" (4.95m x 1.83m)
Radiator and leading to:-

Walk-In Wardrobe 6' 11" x 6' 5" (2.11m x 1.95m)
Hanging rails and shelves.

En-Suite Shower Room 2 9' 10" x 9' 0" (2.99m x 2.74m)
Shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Laminate flooring, radiator and heated chrome towel rail.

Family Bathroom 8' 0" x 7' 0" (2.44m x 2.13m)
Panelled bath, close coupled WC, pedestal wash hand basin and corner shower cubicle with electric shower.
Ceramic tiled floor and heated chrome towel rail.

Bedroom 3 12' 6" x 11' 4" (3.81m x 3.45m)
Radiator and airing cupboard with pressurised hot water cylinder.

Bedroom 4 11' 0" x 10' 4" (3.35m x 3.15m)
Radiator.

GROUND FLOOR ANNEXE

Open Plan Lounge/Kitchen/Diner 15' 8" x 12' 10" (4.77m x 3.91m)

Stainless steel sink and drainer inset in range of worktops with cupboards and storage below, 4 ring electric ceramic hob with electric oven and grill below, illuminated extractor hood, laminate flooring and radiator.

Bedroom 5 15' 10" x 8' 6" (4.82m x 2.59m)
Radiator.

En-Suite Shower Room 8' 10" x 6' 1" (2.69m x 1.85m)
Shower with mains mixer shower, pedestal wash hand basin and close coupled WC., heated chrome towel rail and laminate flooring.

OUTSIDE

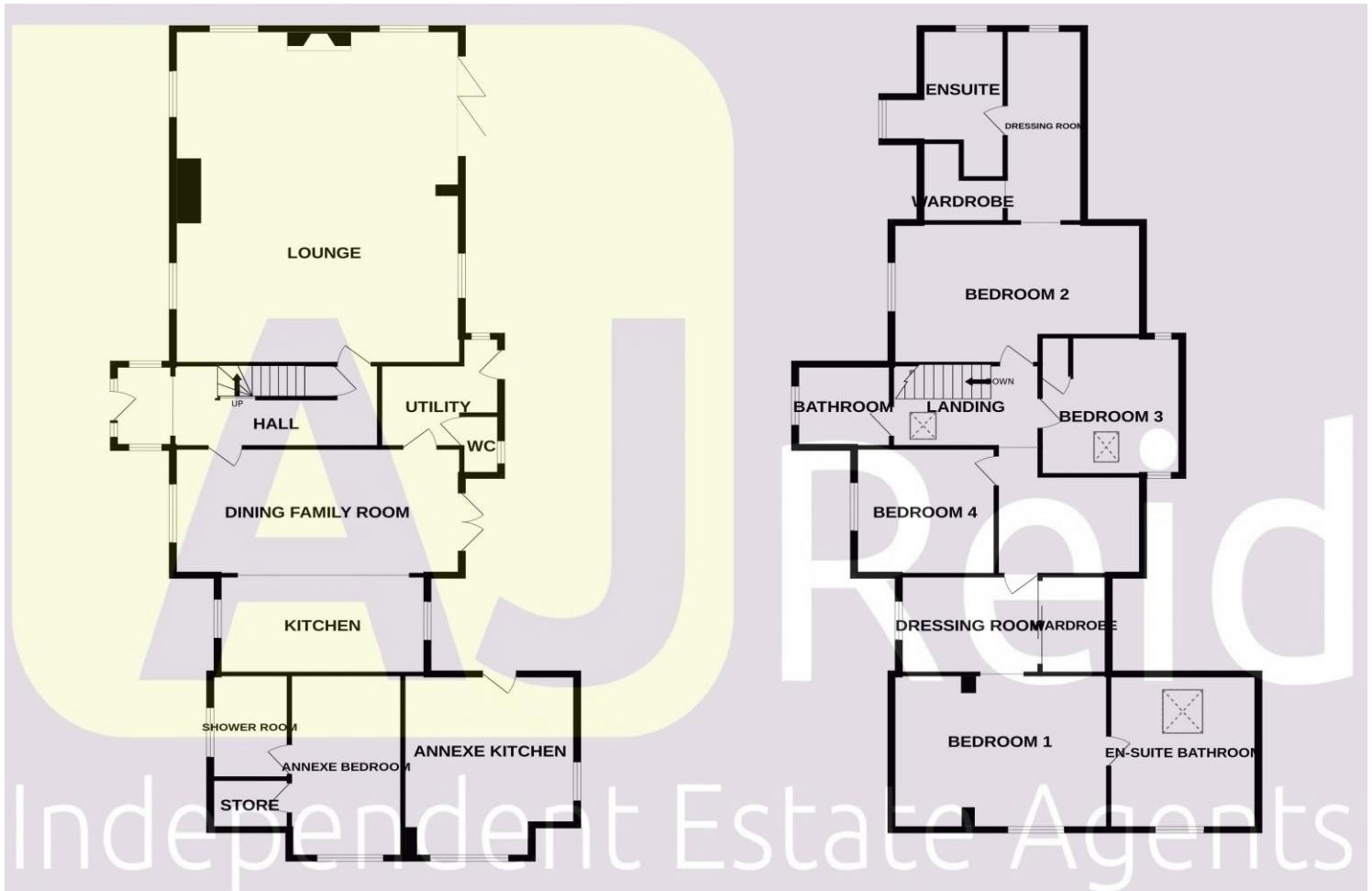
Electric sliding cedar gate leading to driveway with parking for numerous vehicles and leading to: -

Detached Double Garage 20' 7" x 20' 4" (6.27m x 6.19m)
Lights, power, mezzanine storage area and 2 electric roller doors.

The property is screened from the road for privacy by mature hedges, bushes and trees. Landscaped front garden. Dustbin and oil storage tank area.

Good sized, neatly tended lawned rear garden with flower and shrub borders. Indian stone paved patio with gazebo and pergola, the latter having a covered area for barbecue, if required. **Outdoor office/hobbies room** with power supply, plus further Indian stone paved patio at the bottom of the garden.

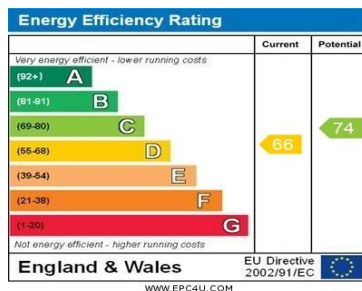
External power supply and lighting.



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. Proceed past the turn-off for Heathwood Road (on the right hand side) and the driveway to the property is the first one on right 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.



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