



**Well Presented Detached Dormer Bungalow**

**Ample Parking, Garage & Carport**

**Spacious Lounge With Sliding Doors**

**3 Double Beds & Dining Room/Bed 4**

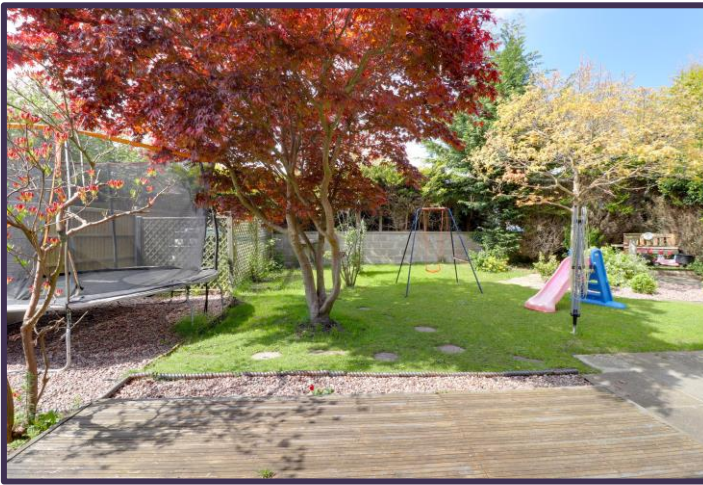
**Good Sized, Private Rear Garden**

**NO ONWARD CHAIN**

**10 Gorse Meadow**  
Higher Heath, Nr Whitchurch SY13 2JF

**Offers in the Region Of £280,000**





## **If you are looking for a spacious family home at a very reasonable price, then this may be property for you!**

**This detached dormer bungalow is offered with the benefit of having NO ONWARD CHAIN and has an adaptable accommodation layout with bedrooms (that can be utilised as additional reception rooms, if required) on both floors.**

**There is a downstairs WC in the cloakroom, a kitchen and comfortable lounge, whilst upstairs, both bedrooms are 'doubles' and there is a family bathroom.**

**Outside, there is ample parking for several vehicles and the private rear garden is enclosed for the safety of children and pets.**

**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.



## GROUND FLOOR

**Entrance Hall** 13' 3" max x 5' 4" (4.04m max x 1.62m)  
Laminate flooring and radiator.

**Cloakroom** 5' 0" x 2' 11" (1.52m x 0.89m)  
Close coupled WC and circular wash hand basin on raised shelf, part tiled walls, ceramic tiled floor and radiator.

**Lounge** 19' 9" x 10' 11" (6.02m x 3.32m)  
French doors leading to rear garden, laminate flooring, staircase to first floor, radiator and fireplace with open cast iron grate on tiled hearth.

**Kitchen** 10' 6" x 8' 10" (3.20m x 2.69m)  
Stainless steel sink and drainer inset in working surfaces with cupboards. storage, plumbing for washing machine and plumbing for dishwasher below, further base units and wall cupboards, space for free-standing cooker with stainless steel splashback and illuminated extractor hood above, part tiled walls, radiator and ceramic tiled floor.

**Bedroom 4/Dining Room** 11' 0" x 9' 11" (3.35m x 3.02m)  
Laminate flooring and radiator.

**Bedroom 3** 9' 10" x 8' 10" (2.99m x 2.69m)  
Laminate flooring and radiator.

## FIRST FLOOR

**Bedroom 1** 12' 11" x 10' 7" (3.93m x 3.22m)  
Laminate flooring, double glazed Velux roof skylight window, radiator and 2 built-in eaves storage cupboards.

**Bedroom 2** 11' 11" x 9' 11" (3.63m x 3.02m)  
Laminate flooring, double glazed Velux roof skylight window, radiator and 2 built-in eaves storage cupboards.

**Family Bathroom** 8' 7" x 5' 5" (2.61m x 1.65m)

P-shaped panelled bath with mains mixer shower unit over, pedestal wash hand basin and close coupled WC. Fully tiled walls, ceramic tiled floor and heated chrome towel rail.

## OUTSIDE

Driveway leading to **Garage** 16' 0" x 8' 6" (4.87m x 2.59m) Light, power, metal up-and-over door and free-standing oil central heating boiler.

Second block paved driveway leading to **CARPORT** with timber store.

Easily managed block paved front garden, screened from the road by bushes and shrubs and providing useful additional car parking, if required.

Enclosed rear garden laid to lawn and edged with bushes, trees and shrubs. Gravel shrub bed, paved patio and raised timber decking, Gravel play/seating area and large timber garden shed.

## Services

Mains water, electricity and drainage.

## Central Heating

Oil fired boiler supplying radiators and hot water.

## Tenure

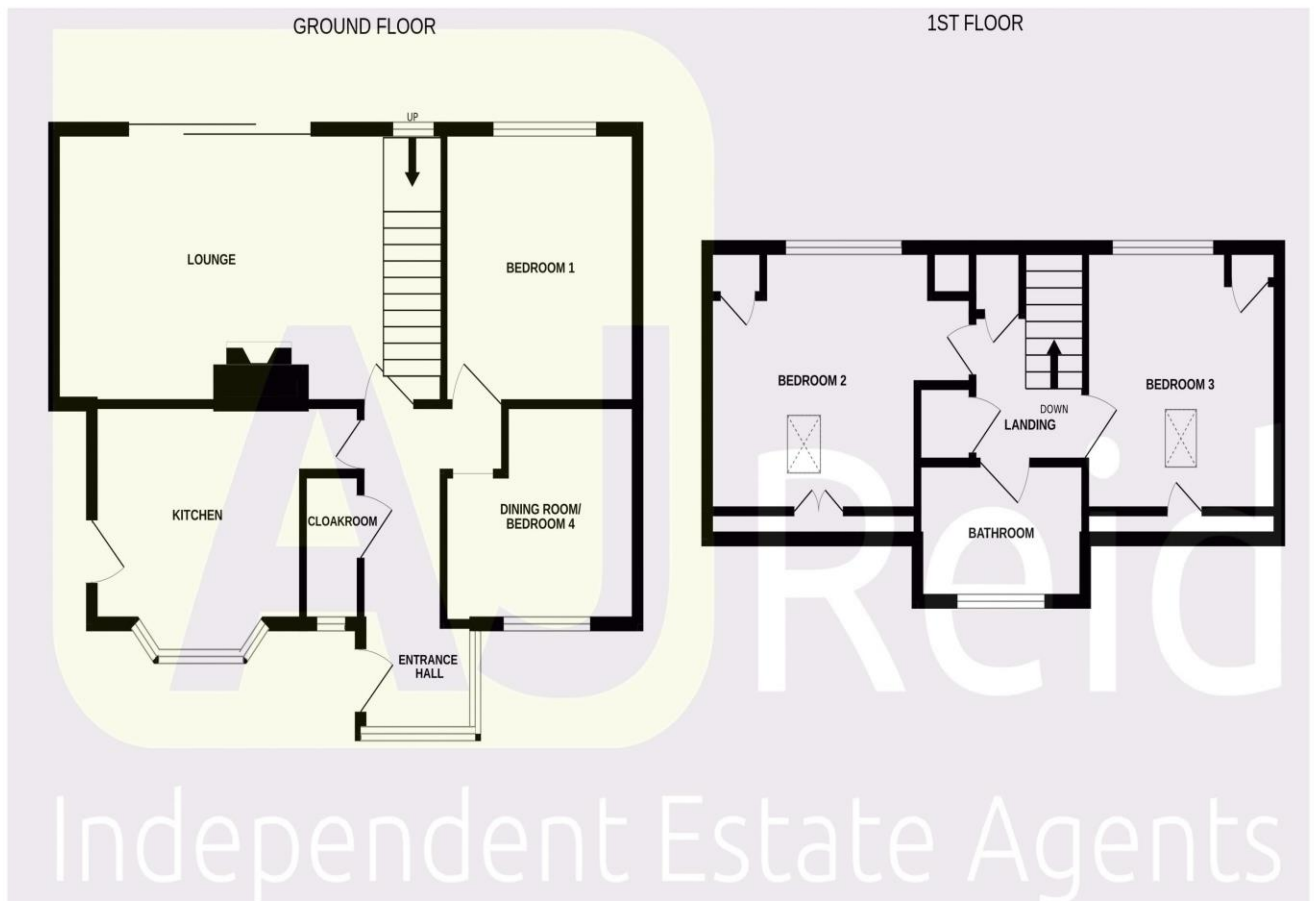
Freehold.

## 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 and first left into Gorse Meadow. The property is located after a short distance on the 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.

**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

