



Helping *you* move



Springfield, 1 Heywood Court, Ightfield, SY13 4DB

Offers in the Region of

£260,000

A superb and beautifully presented two bedroom detached bungalow situated in a popular village location and with the benefit of ample parking space for several vehicles.

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Overview

- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Bathroom
- Popular Village Location
- Ample Parking Space for Several Vehicles
- Attractive Rear Garden
- Finished to a High Standard
- EPC C
- Council Tax Band C



Location

Ightfield is a popular village situated approximately four miles from the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Nantwich, Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

This superb two bedroom detached bungalow is beautifully presented throughout and is situated in the popular village of Ightfield. It is finished to a high standard with air source under floor heating throughout and the accommodation includes a light and airy Entrance Hall, Lounge with French doors onto the rear garden, Kitchen with integrated appliances, Two Double Bedrooms with built in wardrobes and a Bathroom with modern suite. Outside, there is an attractive landscaped garden mainly laid to lawn with paved seating areas and well stocked borders filled with a variety of shrubs, plants and trees. The property also benefits from off road parking to the front, providing ample parking space for several vehicles.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch proceed along Station Road towards Nantwich, at the roundabout turn right on to the by pass, at the next roundabout turn left signed Ash and Ightfield. Continue through Ash into Ightfield. Take the first left at the monument signposted Burleydam and the property will be found after a short distance on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

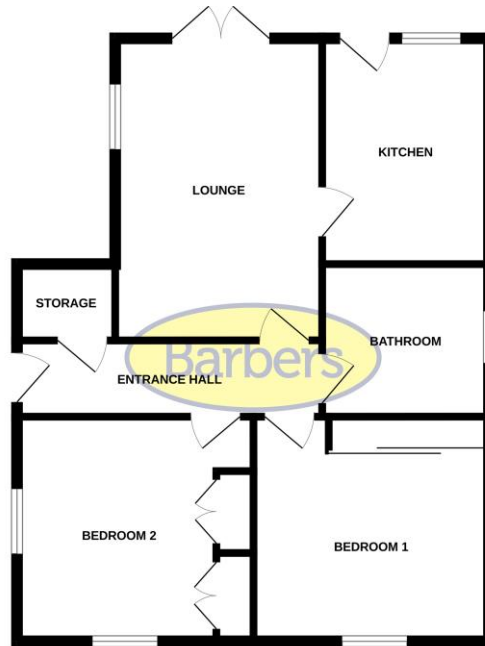
For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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GROUND FLOOR



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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LOUNGE

10' 6" x 15' 4" (3.2m x 4.67m)

BEDROOM TWO

11' 5" x 12' 0" (3.48m x 3.66m)

KITCHEN

11' 6" x 8' 5" (3.51m x 2.57m)

BATHROOM

8' 6" x 7' 7" (2.59m x 2.31m)

BEDROOM ONE

12' 0" x 11' 4" (3.66m x 3.45m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.