



Helping *you* move



Braisty, Heathwood Road, Higher Heath, SY13 2HG

Offers in the Region of

£325,000

A spacious four bedroom detached bungalow set in a quiet location with great size rear garden, driveway and single garage.

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Overview

- Spacious Detached Bungalow
- Four Bedrooms
- Driveway and Single Garage
- Great Size Rear Garden
- Quiet Location
- Accommodation set over two floors
- Bright and Airy Lounge
- Modern Kitchen
- Garden Room
- EPC TBC
- Council Tax Band D



Situated in a quiet location in the popular area of Higher Heath, this spacious four bedroom detached bungalow offers an inviting mix of comfort and modern living. With a versatile layout spread across two floors, this home is ideal for growing families or anyone looking for a peaceful and well-connected place to settle. Upon entering, you are welcomed by a generous Hallway that leads to a bright and airy Lounge, featuring a large window that fills the room with natural light. The contemporary, well-equipped Kitchen is stylishly designed and opens into a delightful Garden Room with door leading to the rear garden, creating an ideal space for relaxing and entertaining. The ground floor boasts two well-proportioned bedrooms and a modern Family Bathroom. Upstairs, you'll find two additional bedrooms, one of which is currently used as a study, providing flexibility for family living or guest accommodation. Outside, the property features a great size rear garden with a well-maintained lawn and a sizeable patio area, perfect for outdoor dining and leisure. The front garden is also lawned and a private driveway and single garage provide ample parking. This is a great opportunity to acquire a spacious and adaptable family home and viewing is highly recommended to fully appreciate the space and comfort this property has to offer.

LOCATION

Higher Heath stands approximately 2 miles from the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, railway station and a highly regarded primary school. The busy market town of Whitchurch is only four miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. 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 Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.



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 D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on past the turning for Twemlows avenue and the property can be found 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 TBC. The full energy performance certificate (EPC) is available for this property upon request.

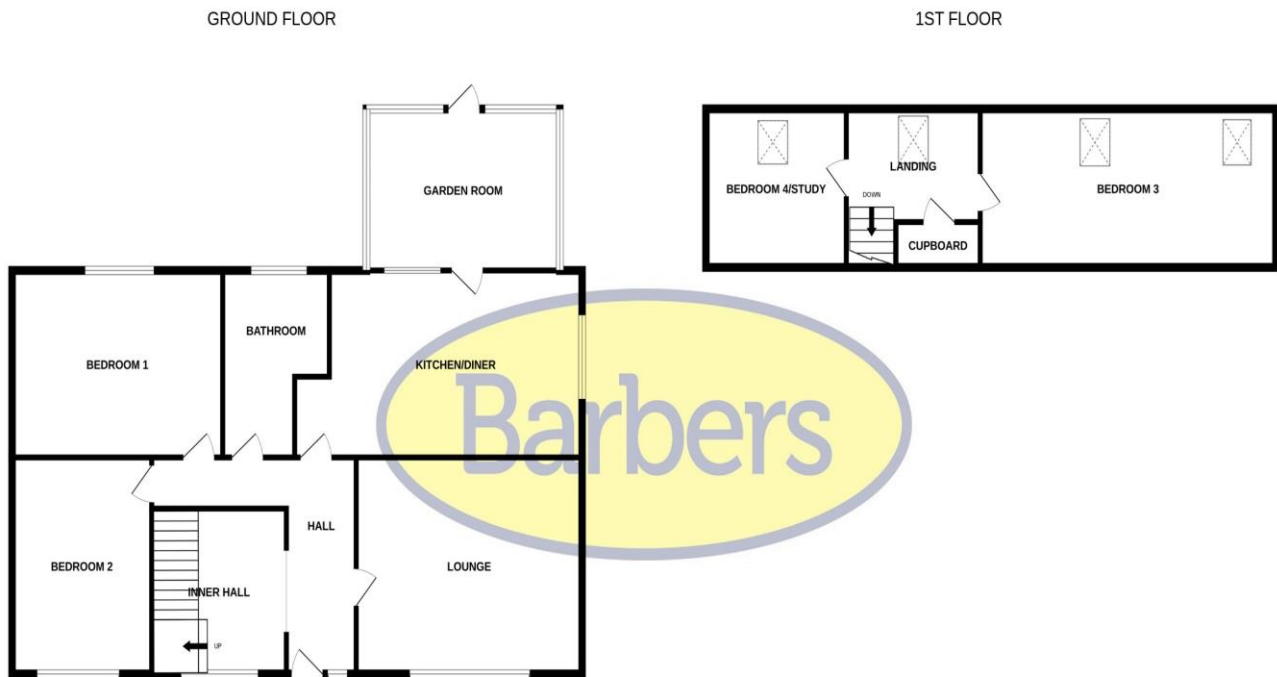
METHOD OF SALE

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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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
15' 3" x 11' 9" (4.65m x 3.58m)

KITCHEN
20' 3" x 9' 7" (6.17m x 2.92m)

GARDEN ROOM
13' 7" x 8' 4" (4.14m x 2.54m)

BEDROOM ONE
13' 8" x 9' 6" (4.17m x 2.9m)

BEDROOM TWO
13' 0" x 8' 9" (3.96m x 2.67m)

BATHROOM
9' 6" x 6' 3" (2.9m x 1.91m)

BEDROOM THREE
20' 3" x 9' 0" (6.17m x 2.74m)

BEDROOM FOUR
9' 0" x 8' 9" (2.74m x 2.67m)

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

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



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.