



Helping *you* move



45 Manor Place, Higher Heath, SY13 2HP

Offers in the Region of
£199,999

A much loved three bedroom semi-detached house with driveway and well maintained gardens, tucked away at the end of a cul de sac in the popular area of Higher Heath which has excellent road links.

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Overview

- Much Loved Semi-Detached House
- Three Bedrooms
- Driveway Parking
- End of Cul de Sac Location
- Excellent Road Links
- Two Reception Rooms
- Well Maintained Gardens
- Utility Room
- Well-Equipped Kitchen
- EPC E
- Council Tax Band B



Brief Description

This much loved, mature three bedroom semi-detached house is tucked away at the end of a cul de sac in the popular area of Higher Heath and is well-connected with excellent road links ensuring easy access to nearby amenities and major routes. Inside, the entrance hall leads to a cosy lounge and a separate dining room, perfect for family gatherings. The well-appointed kitchen, alongside a convenient utility room and ground floor cloakroom, enhances everyday living. The first floor houses three inviting bedrooms and a family bathroom, making it a perfect home for a growing family. Outside, a gravel driveway, accessed through a timber five-bar gate, provides ample off-road parking and is complemented by a neatly kept lawn to the front. The well kept rear garden features a variety of mature shrubs and plants, a paved patio area to the side for outdoor enjoyment, and a timber shed for additional storage. This property is the ideal choice for those seeking a comfortable and conveniently located living environment in Higher Heath.

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

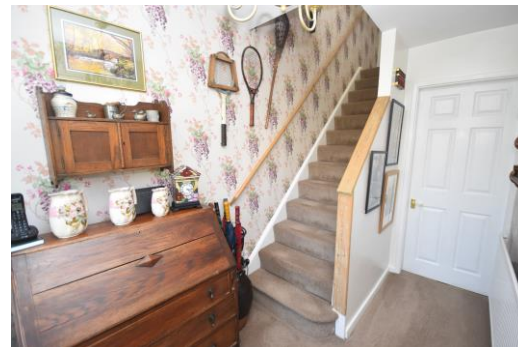
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. 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 along the A41 heading towards Market Drayton, continue along the dual carriageway and at the roundabout take the first exit for the A41 towards Higher Heath. After passing the air field on your left take a right turn into Mill Lane, continue on then turn right into Manor Place, proceed and the property can be found towards the end of the cul de sac.

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

METHOD OF SALE

For Sale by Private Treaty.

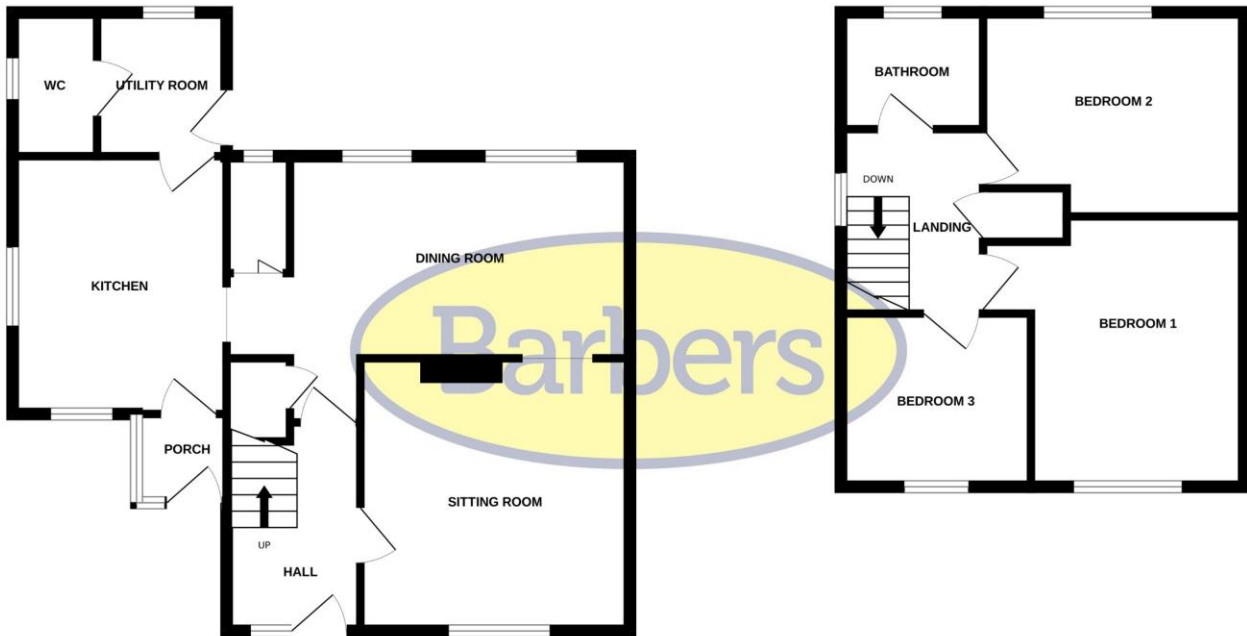
AML REGULATIONS

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

1ST 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

12' 5" x 12' 4" (3.78m x 3.76m) max

DINING ROOM

15' 7" x 9' 3" (4.75m x 2.82m)

KITCHEN

12' 6" x 10' 2" (3.81m x 3.1m)

BEDROOM ONE

12' 8" x 12' 1" (3.86m x 3.68m)

BEDROOM TWO

12' 9" x 9' 3" (3.89m x 2.82m)

BEDROOM THREE

7' 9" x 6' 5" (2.36m x 1.96m)

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.