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## **Brownlow Cottage, Heath Road, Prees Heath, SY13 2AE**

Offered for sale with no upward chain, a detached three bedroom dormer property set on a great size plot with generous gardens and ample parking space. It is situated in Prees Heath with excellent road links to the main commuter routes.

Offers in the Region of  
**£265,000**



# Brownlow Cottage, Heath Road, Prees Heath, SY13 2AE

## Overview

- Detached Dormer Property
- Excellent Commuter Links
- Three Double Bedrooms
- Good Size Plot
- Generous Gardens
- No Upward Chain
- Off Road Parking
- Single Garage
- Lounge, Kitchen/Dining
- Master En Suite and Family Bathroom
- EPC F
- Council Tax Band E



## Location

The property is situated approximately 1 mile south of the busy market town of Whitchurch which offers a variety of local independent shops, schools, supermarkets and other major retailers. The nearby village of Tilstock is approximately one mile away with Nursery and Primary School, Church, Village Hall, Local Inn, Park and Bowling Club. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The town of Wem is also about 7.5 miles away offering further facilities for daily requirements. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.

## Brief Description

Offered for sale with no upward chain, Brownlow cottage is a detached three bedroom dormer property set on a great size plot with generous gardens and ample parking space. It is situated in Prees Heath with excellent road links to the main commuter routes. Although requiring modernisation, it has so much potential and is ideal if you are looking for a property that you can improve and put your own stamp on. The ground floor accommodation comprises Entrance Porch, Hallway, Lounge, Kitchen/Diner, Utility Room, Bedroom and Bathroom. There are a further Two Double Bedrooms to the first floor, one of which has an En Suite Shower Room. A driveway and single garage provide parking for several vehicles and there are spacious lawned gardens to both the front and rear.



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

#### SERVICES

We are advised that mains water, drainage 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 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

Exit Whitchurch on the A41 dual carriageway, after approximately half a mile take the left hand turning into Hospital Lane where the property can be found immediately 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 F. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

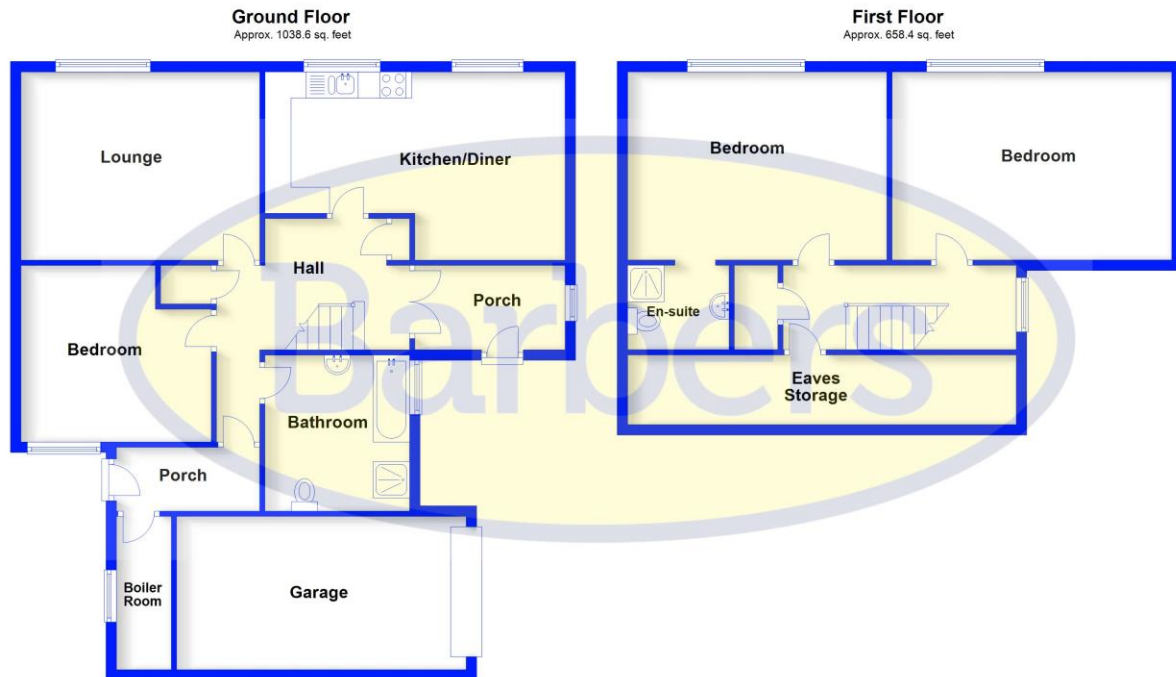
For Sale by Private Treaty.

#### 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.

WH32541 020523231024





Total area: approx. 1697.0 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

**LOUNGE**

15' 0" x 12' 0" (4.57m x 3.66m)

**KITCHEN/DINER**

22' 2" x 11' 9" (6.76m x 3.58m) max

**BEDROOM THREE**

11' 9" x 11' 0" (3.58m x 3.35m)

**BATHROOM**

9' 8" x 9' 0" (2.95m x 2.74m)

**UTILITY ROOM**

10' 0" x 6' 2" (3.05m x 1.88m)

**BEDROOM ONE**

17' 2" x 10' 7" (5.23m x 3.23m)

**BEDROOM TWO**

18' 3" x 10' 1" (5.56m x 3.07m)

**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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.