



1 Sylvan Close, Higher Heath, SY13 2TB

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Offers In Region Of £460,000



- Fully renovated 4-bedroom detached home
- Positioned on a generous corner plot in Higher Heath
- Stunning contemporary interior with spacious layout
- Large lounge with feature multi-fuel burner

- Stylish kitchen opening to dining/family room & rear patio
- Adapted garage with single bay and versatile room
- Driveway parking, lawned front garden, rear patio area
- EPC C, Council Tax Band E



Located in the popular area of Higher Heath, this beautifully renovated four-bedroom detached property offers stylish, contemporary living with spacious and versatile accommodation throughout. Set on a generous corner plot, the home boasts impressive kerb appeal and superb outdoor space. On the ground floor, the welcoming entrance hall features striking full-height windows and a modern staircase, setting the tone for the rest of the home. A convenient cloakroom with WC is located off the hallway. The generous lounge offers a cosy retreat with a feature multi-fuel burner-perfect for relaxing evenings. The heart of the home is the stunning open-plan kitchen, which flows seamlessly into the dining and family room. With direct access to the rear patio, this space is ideal for entertaining and family life. A separate utility room adds practicality. The garage has been cleverly adapted to create a single garage and an additional flexible space-perfect as a home office, gym, or hobby room. Alternatively, it could be easily converted back to a full double garage if desired. Upstairs, the property continues to impress with four well-proportioned bedrooms. The spacious master bedroom benefits from its own stylish en suite shower room, while the modern family bathroom serves the remaining bedrooms.

Externally, the home is complemented by a good sized driveway offering ample off-road parking and access to the single garage. The front garden is neatly lawned, enhancing the home's welcoming frontage. To the rear, a paved patio area provides the perfect spot for outdoor dining and relaxation.

This property presents a fantastic opportunity for families or anyone seeking a move-in ready home in a well-connected and popular location.





## 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 4 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, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity, water and drainage are available. Air source 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/>

## 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.

## DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on then take the right hand turning into Twemlows Avenue, proceed along and turn right into Sylvan Close where the property can be found immediately on the left hand side.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

## AGENTS NOTE

We are advised that is a restrictive covenant stating that a business cannot be run from the property. There is also a restrictive covenant stating that caravans or boats cannot be parked at the property. This will be confirmed by solicitors during the pre-contract enquiries.

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LOUNGE  
18' 8" x 11' 5" (5.69m x 3.48m)

KITCHEN  
12' 6" x 11' 1" (3.81m x 3.38m)

DINING/FAMILY ROOM  
19' 4" x 11' 6" (5.89m x 3.51m)

UTILITY ROOM  
7' 4" x 5' 3" (2.24m x 1.6m)

OFFICE  
18' 5" x 7' 1" (5.61m x 2.16m)

MASTER BEDROOM  
11' 5" x 11' 3" (3.48m x 3.43m)

EN SUITE  
7' 8" x 3' 8" (2.34m x 1.12m)

BEDROOM TWO  
11' 7" x 11' 5" (3.53m x 3.48m)

BEDROOM THREE  
11' 6" x 7' 8" (3.51m x 2.34m)

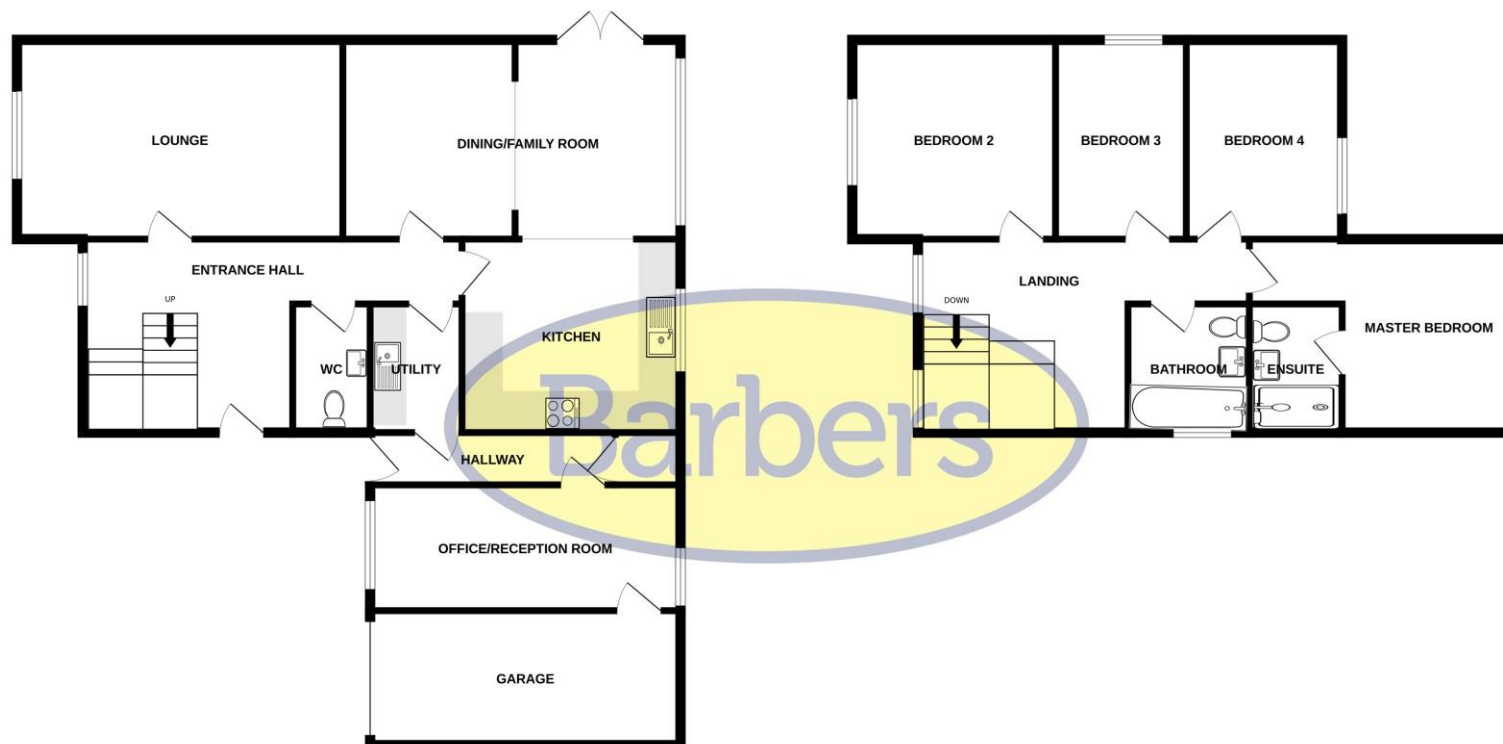
BEDROOM FOUR  
11' 6" x 9' 2" (3.51m x 2.79m)

FAMILY BATHROOM  
8' 2" x 5' 5" (2.49m x 1.65m)

GARAGE  
18' 5" x 7' 1" (5.61m x 2.16m)

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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**WHITCHURCH**