



1 Sylvan Close, Higher Heath, SY13 2TB

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**Offers Over £450,000**



- Newly Renovated Detached Home In A Popular Higher Heath Location
- Offered With No Onward Chain
- Impressive Entrance Hall With High Ceilings and A Contemporary Staircase
- Spacious Lounge Featuring A Multi-Fuel Burner

- Modern Open-Plan Kitchen/Dining/Family Room
- Four Well Proportioned Bedrooms
- Plenty Of Off Road Parking
- Lawned Front Garden and Patio Area To Rear
- EPC C, Council Tax Band E



A beautifully renovated detached home in the heart of Higher Heath, offered with no onward chain. This impressive property opens into a bright and spacious entrance hall, enhanced by high ceilings and a contemporary staircase that sets the tone for the rest of the home. To the front sits a generous lounge featuring a multi-fuel burner, creating a warm and inviting focal point. The modern open-plan kitchen comes complete with built-in appliances and flows effortlessly into a family room and separate dining area, making it ideal for both everyday living and entertaining. A separate utility room, downstairs WC and an additional versatile room, perfect as a study or home gym, add further practicality. Upstairs, the property offers four





well-proportioned bedrooms. The master bedroom enjoys a sliding patio door opening onto a small balcony area, along with its own ensuite shower room. A stylish family bathroom serves the remaining bedrooms. Externally, the home benefits from off-road parking, a good-sized front garden, and a private rear patio area, an ideal spot for outdoor dining or relaxation.



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## 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.

## 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)

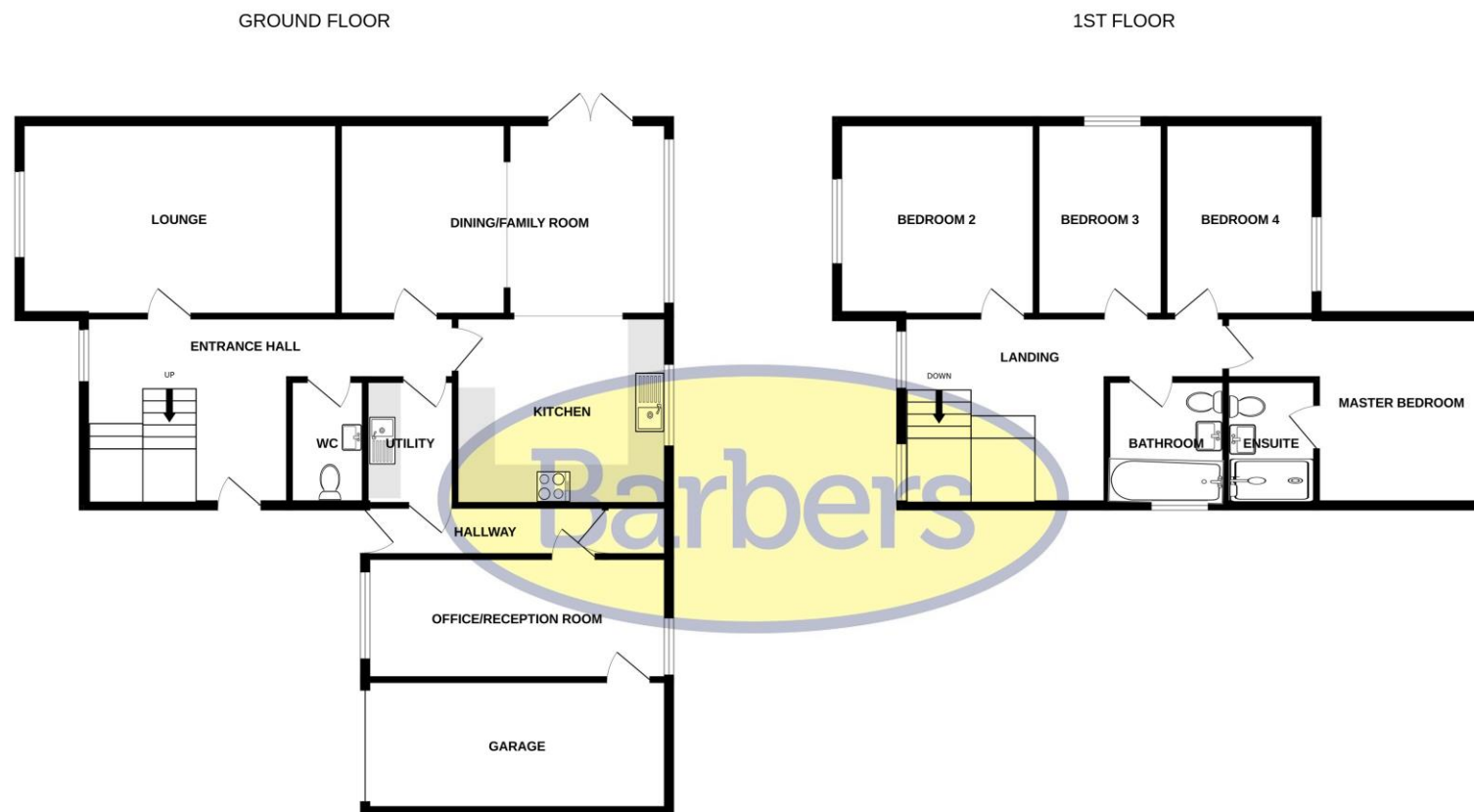
BEDROOM TWO  
11' 7" x 11' 5" (3.53m x 3.48m)

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)



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**  
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