



Helping *you* move



## 6 Birchwood Grove, Higher Heath, SY13 2EX

FOR SALE BY MODERN AUCTION. A two bedroom detached bungalow tucked away and set back from the road in the popular area of Higher Heath. While requiring modernisation throughout, this property presents a fantastic opportunity for those looking to put their stamp on a home

Starting Bid

**£170,000**



# 6 Birchwood Grove, Higher Heath, SY13 2EX

## Overview

- Detached Bungalow
- Two Double Bedrooms
- FOR SALE BY MODERN AUCTION
- Requires Modernisation
- Popular Location
- Kitchen/Breakfast Room
- Conservatory
- Rear Garden
- Off Road Parking
- EPC TBC
- Council Tax Band D



This very spacious three bedroom detached bungalow is situated in a lovely location in the rural village of Whixall and benefits from a double and single garage and a large gated gravel driveway providing ample parking space for multiple vehicles. The generous and versatile accommodation comprises Entrance Porch, Hallway with parquet wood flooring, spacious Lounge with bay window, Garden Room with doors opening onto the rear garden, Kitchen/Diner, Boot Room, Utility Room, Three Bedrooms including the Master Bedroom with useful walk-in wardrobe, Shower Room and a separate WC. Outside, there is a lawned garden to the front as well as an enclosed rear garden mainly laid to lawn with paved seating areas and a variety of established shrubs and plants.

### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### 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.

#### 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, then take the right turning into Twemlows Avenue, continue until you reach Birchwood Grove and the property can be found after a short distance on the right hand side.

#### 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

#### 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

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.

WH37526 20335

SPACE FOR FLOORPLAN

KITCHEN/BREAKFAST ROOM  
16' 2" x 11' 8" (4.93m x 3.56m)

LOUNGE  
20' 1" x 11' 5" (6.12m x 3.48m)

CONSERVATORY  
11' 6" x 11' 4" (3.51m x 3.45m)

LEAN TO  
24' 5" x 7' 5" (7.44m x 2.26m)

BEDROOM ONE  
13' 1" x 12' 7" (3.99m x 3.84m) max

BEDROOM TWO  
12' 7" x 11' 1" (3.84m x 3.38m)

BATHROOM  
9' 9" x 6' 3" (2.97m x 1.91m)

WORKSHOP  
20' 6" x 12' 7" (6.25m x 3.84m)

## 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.