



Helping *you* move



**Alameda, Heathwood Road, Higher Heath, SY13 2HG**

A well-maintained two bedroom detached bungalow in the popular area of Higher Heath. With spacious gravel driveway, single garage and great size rear garden.

Offers in the Region of

**£265,000**



# Alameda, Heathwood Road, Higher Heath, SY13 2HG

## Overview

- Detached Two Bedroom Bungalow
- Popular Location
- Great size mature rear garden
- Ample driveway parking
- Single Garage with Utility Area
- Well Established Location
- Spacious Lounge
- Kitchen/Breakfast Room
- Bright Lean-To Sun Room
- Shower Room
- EPC E
- Council Tax Band C



Situated in the popular area of Higher Heath, this much-loved and well-maintained two bedroom detached bungalow offers a wonderful opportunity for those seeking single-level living in a peaceful setting. Inside, the property features a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining. The kitchen/breakfast room benefits from a window overlooking the rear garden, while the bright and airy lean-to sun room opens directly onto the garden, creating a seamless connection between indoor and outdoor living. There are two double bedrooms and a well appointed shower room, offering comfortable accommodation throughout. Outside, wrought iron gates open onto a spacious gravel driveway which leads to a single garage with useful utility area to the rear, providing ample off-road parking and there is a mature front border with established shrubs. The great size rear garden features a paved patio, lawn, a variety of mature shrubs and plants, timber shed and greenhouse-perfect for gardening enthusiasts.

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

#### DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on past the turning for Gorse Meadow and the property can be found after a short distance 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 E. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

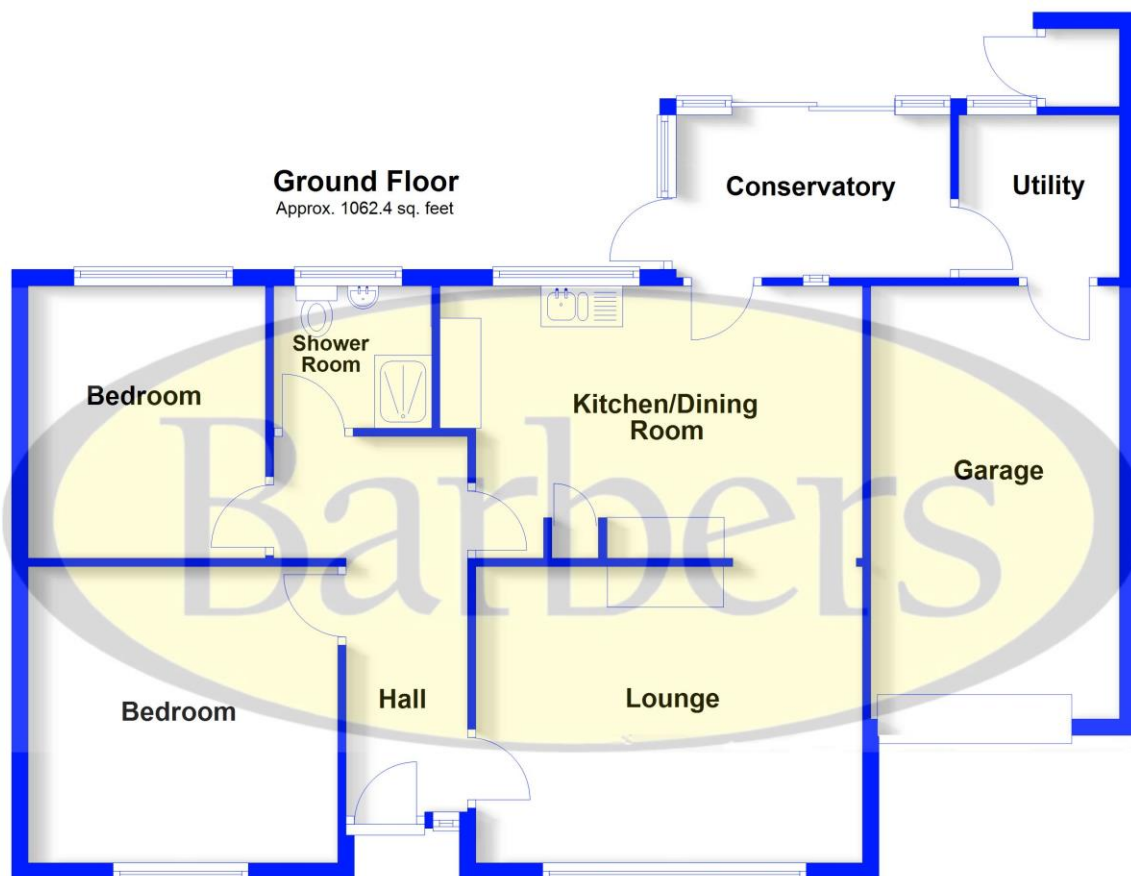
For Sale by Private Treaty.

#### 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.

WH37898 20525





Total area: approx. 1062.4 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://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' 5" x 11' 8" (4.7m x 3.56m)

#### LEAN TO SUN ROOM

10' 6" x 6' 7" (3.2m x 2.01m)

#### BREAKFAST KITCHEN

17' 5" x 9' 6" (5.31m x 2.9m)

#### BEDROOM ONE

12' 4" x 11' 7" (3.76m x 3.53m)

#### BEDROOM TWO

10' 9" x 9' 4" (3.28m x 2.84m)

## 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)

**Barbers**

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.