



2 Sylvan Close, Twemlows Avenue, SY13 2TB

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Offers Over £350,000



This superbly refurbished three-bedroom detached bungalow with no upward chain, is set on a generous corner plot in Higher Heath, offers stylish and spacious modern living with a light-filled lounge, contemporary kitchen/breakfast room, sleek shower room, wrap-around gardens with a decked pergola area, ample driveway parking, and a single garage.

- Three Bedroom Bungalow
- Contemporary Kitchen/Breakfast Room
- Spacious Lounge
- Modern Shower Room
- Large Wrap Around Garden
- Decked Seating Area with Timber Pergola
- Off Road Parking
- EPC D, Council Tax Band D



Offered for sale with no upward chain, this superb detached property occupies a generous corner plot in the popular area of Higher Heath. Perfect for modern family living, this home combines stylish design with practical single-level accommodation. From the moment you arrive, the property impresses with its attractive frontage, well-maintained gardens, and generous driveway providing off-road parking and access to a single garage. Step inside via a welcoming entrance hall, which sets the tone for the rest of the home – bright, contemporary, and impeccably finished. The spacious lounge benefits from dual aspect windows, creating a light-filled and inviting living area – perfect for relaxing with family or entertaining guests. The modern kitchen/breakfast room is a real highlight, fitted with sleek units, integrated appliances, and stylish work surfaces, offering both practicality and a touch of luxury. There are three well-proportioned bedrooms and a contemporary family shower room, all finished to a high standard with a fresh, modern décor throughout. Outside, the home truly shines - the wrap-around garden offers extensive lawned areas, a decked pergola, and plenty of room for children and pets to play. Whether you're hosting summer barbecues or simply enjoying a quiet morning coffee, this garden is designed for relaxed, modern living.

This is a fantastic opportunity to acquire a stylish, move-in-ready family home in a popular and well-connected 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 water, drainage, gas 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.

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.

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 on the right hand side.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 or Email: 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.

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LOUNGE

19' 1" x 11' 4" (5.82m x 3.45m)

KITCHEN/BREAKFAST ROOM

19' 0" x 10' 3" (5.79m x 3.12m)

BEDROOM ONE

11' 6" x 11' 0" (3.51m x 3.35m)

BEDROOM TWO

13' 0" x 7' 3" (3.96m x 2.21m)

BEDROOM THREE

11' 6" x 7' 7" (3.51m x 2.31m)

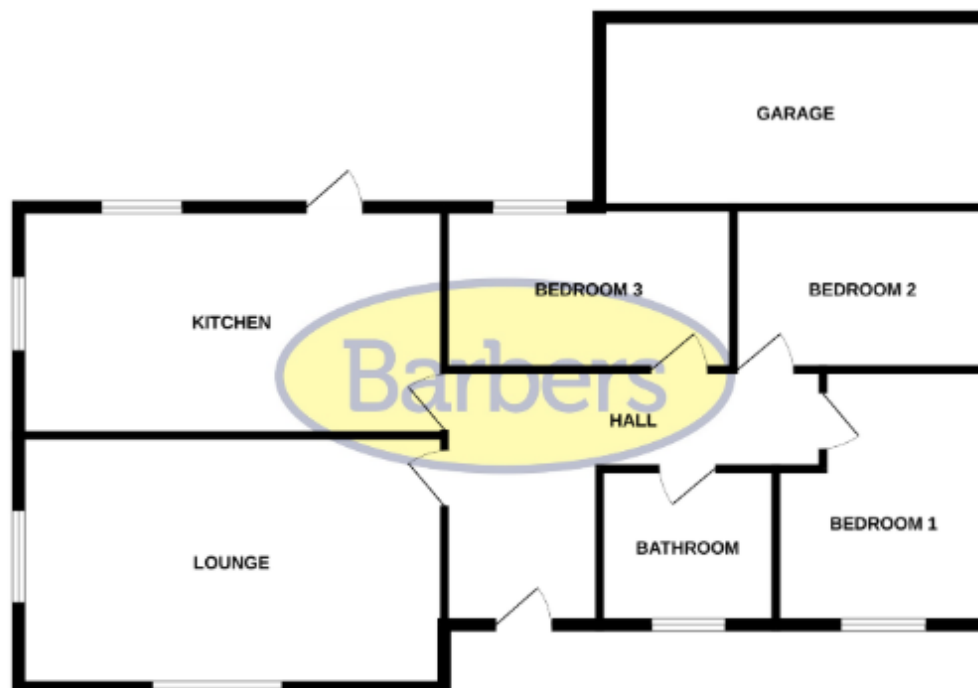
SHOWER ROOM

7' 9" x 7' 9" (2.36m x 2.36m)

GARAGE

17' 6" x 8' 7" (5.33m x 2.62m)

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors 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 a guide only by any prospective purchaser. The services, contents and appliances shown may not be present and no guarantee as to their operability or efficiency can be given.
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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 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.



WHITCHURCH
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