



32 Twemlows Avenue, Higher Heath, SY13 2HE Helping *you* move



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Freehold £520,000



A spacious four-bedroom dormer bungalow in Higher Heath with a cosy lounge, modern kitchen/diner, two bathrooms, a self-contained one-bedroom annexe, wrap-around garden, patio seating, and off-road parking.

- Detached Dormer Four Bedroom Bungalow
- Separate One Bedroom Annexe
- Spacious Lounge With A Log Burner
- Dining Room With Garden Access

- Modern Kitchen/Diner
- Two Bathrooms
- Good Sized Wrap Around Garden
- EPC D, Council tax band E and Council Tax Band A



Set in the desirable village of Higher Heath, this generously proportioned dormer bungalow offers flexible living with a self-contained annexe, ideal for extended families or those seeking additional space. Upon entering, you're welcomed by a spacious lounge to the left, featuring a charming brick fireplace with a cosy log burner, perfect for relaxing evenings. The adjoining dining room opens onto the garden through sliding doors, creating a bright and airy space for entertaining. The modern kitchen/diner is thoughtfully designed with ample storage and seating space, making it the heart of the home. On the ground floor, you'll find two well-sized bedrooms, including a master suite with a contemporary ensuite shower room. A stylish family bathroom completes the downstairs layout, offering both a bath and a separate shower





cubicle. Upstairs, two further double bedrooms benefit from built-in storage and share a well-appointed shower room. The attached one-bedroom annexe provides independent living with a sleek kitchen, dining area, comfortable lounge, and an accessible shower room. Outside, the property boasts a wrap-around garden with a dedicated patio area for seating, ideal for al fresco dining or relaxing in the sun. Off-road parking adds convenience for multiple vehicles.



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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 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.

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, drainage and water 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/>

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 before turning right into Twemlow's Avenue, continue on and the property can be found on the left down a shared driveway.

LOCAL AUTHORITY

Council tax band E for the main house and Council Tax Band A for the annexe. 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

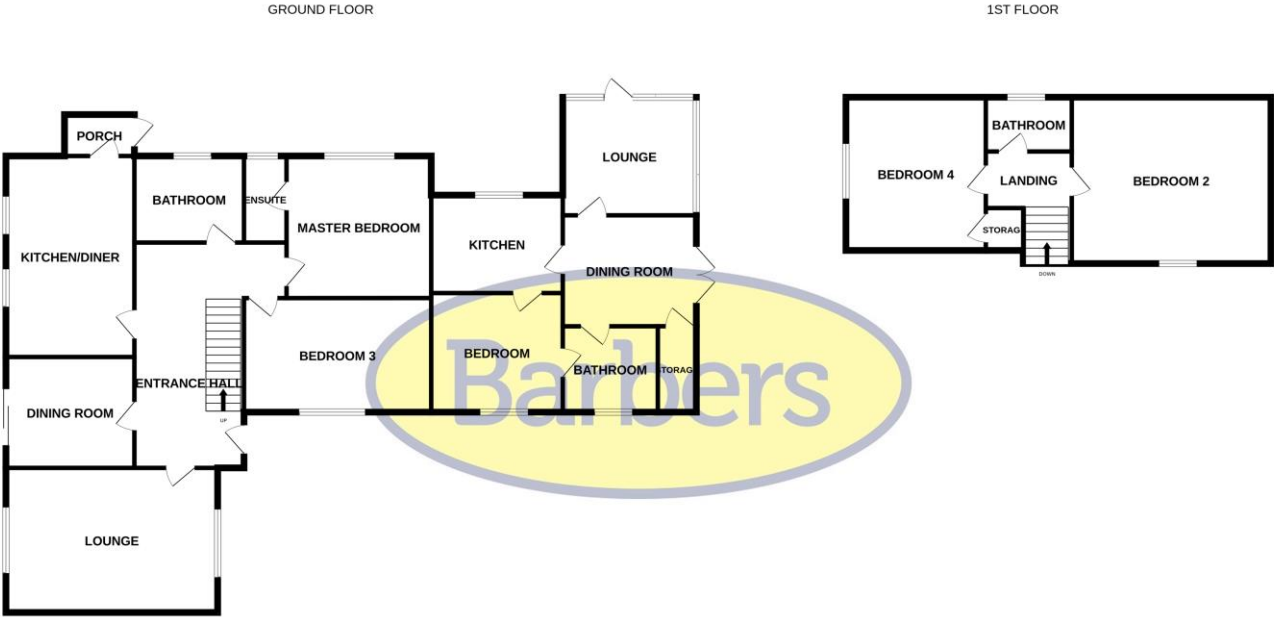
For sale by Private Treaty.

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	BEDROOM FOUR
18' 6" x 12' 9" (5.64m x 3.89m)	13' 9" x 13' 7" (4.19m x 4.14m)
DINING ROOM	BATHROOM
11' 3" x 9' 9" (3.43m x 2.97m)	7' 5" x 4' 5" (2.26m x 1.35m)
KITCHEN/DINER	ANNEXE:
17' 8" x 11' 3" (5.38m x 3.43m)	
BATHROOM	KITCHEN
9' 7" x 7' 7" (2.92m x 2.31m)	11' 6" x 7' 4" (3.51m x 2.24m)
MASTER BEDROOM	DINING ROOM
12' 8" x 12' 6" (3.86m x 3.81m)	11' 8" x 9' 9" (3.56m x 2.97m)
ENSUITE	LOUNGE
7' 2" x 3' 8" (2.18m x 1.12m)	12' 9" x 10' 4" (3.89m x 3.15m)
BEDROOM TWO	BEDROOM
19' 3" x 14' 9" (5.87m x 4.5m)	11' 5" x 10' 5" (3.48m x 3.18m)
BEDROOM THREE	BATHROOM
16' 7" x 10' (5.05m x 3.05m)	8' 4" x 7' 6" (2.54m x 2.29m)



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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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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