



Helping *you* move



Aramo, Heathwood Road, Higher Heath, SY13 2HG

Offers in the Region of

£260,000

A three bedroom semi-detached home in the popular area of Higher Heath. Requiring modernisation, it offers great potential and features two reception rooms, driveway, carport and is offered for sale with NO UPWARD CHAIN.

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Overview

- Three Bedroom Property
- Popular Location
- No Upward Chain
- Two reception rooms plus conservatory
- Kitchen
- Family Bathroom
- Driveway and carport
- Enclosed rear garden
- Ideal project for modernisation
- EPC D
- Council Tax Band C



Situated in the popular area of Higher Heath and offered for sale with no upward chain, this three-bedroom semi-detached home presents an exciting opportunity for those looking to personalise a property to their own taste. While it would benefit from some modernisation, the home offers great potential throughout and is ideal for buyers keen to create a space that truly reflects their style. The ground floor comprises an Entrance Hall, Lounge, a separate Dining Room, and a fitted Kitchen. A Conservatory at the rear provides additional living space and opens directly onto the enclosed rear garden. Upstairs, you'll find a spacious master bedroom with built-in wardrobes, two further double bedrooms, and a family bathroom. Outside, the property benefits from a gravel driveway leading to a car port, offering ample off-road parking. The rear garden is mainly laid to lawn with paved areas and a variety of mature shrubs, providing a lovely private space with plenty of potential. This home is ideal for those looking for a property with great scope in a popular residential 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 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.



Your **Local** Property Experts

01948 667272



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

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on and the property can be found 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 D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

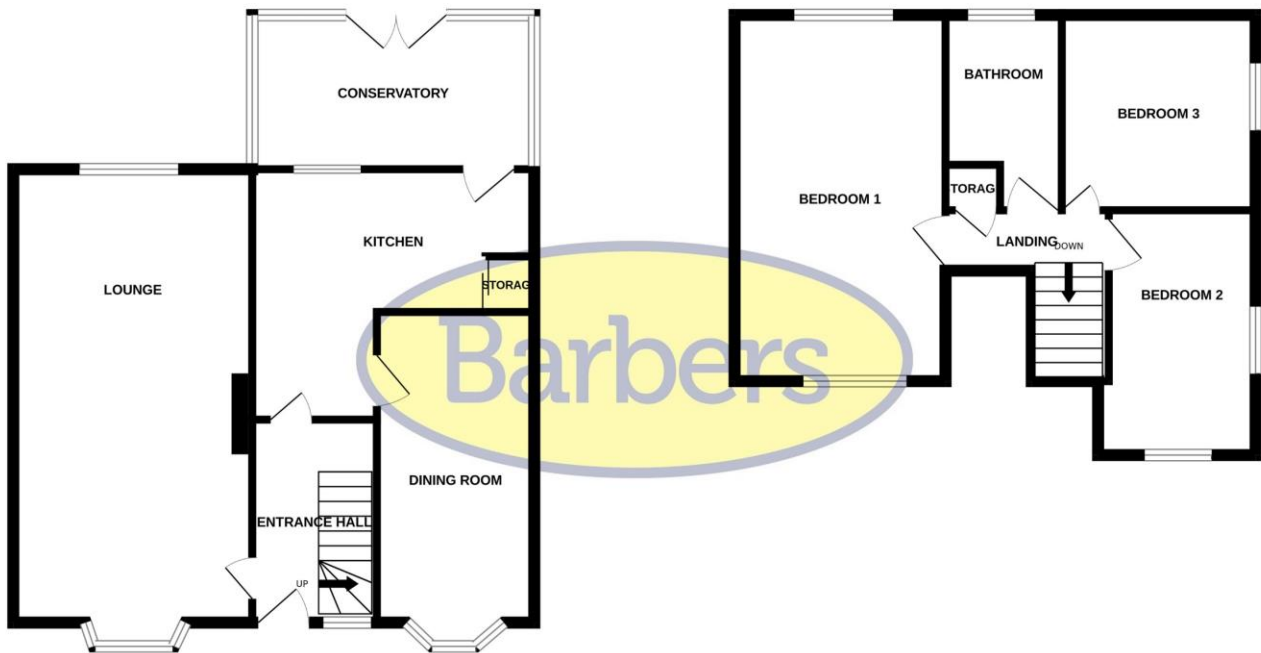
AML REGULATIONS

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.

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GROUND FLOOR

1ST FLOOR



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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LOUNGE

19' 2" x 11' 9" (5.84m x 3.58m) max

KITCHEN

12' 9" x 12' 3" (3.89m x 3.73m) max

DINING ROOM

15' 3" x 7' 9" (4.65m x 2.36m) max into bay

CONSERVATORY

14' 4" x 7' 6" (4.37m x 2.29m)

MASTER BEDROOM

18' x 10' 4" (5.49m x 3.15m)

BEDROOM TWO

12' 2" x 7' 9" (3.71m x 2.36m) max

BEDROOM THREE

9' 9" x 9' 5" (2.97m x 2.87m)

BATHROOM

9' 5" x 5' 7" (2.87m x 1.7m)

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

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Email: 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.