



18 Birchwood Grove, Higher Heath, SY13 2EX

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Offers In Region Of £480,000



An immaculate five bedroom, three bathroom detached bungalow tucked away on a quiet cul de sac in the popular area of Higher Heath. With a beautiful rear garden, detached double garage and driveway. Stylish, well-presented, and ideal for family living.

- Immaculate Five Bedroom Detached Bungalow
- Quiet cul-de-sac location
- Spacious lounge with log burner
- Dining Room and Kitchen

- Two En Suites and Family Bathroom
- Beautifully Maintained Rear Garden
- Driveway and detached double garage
- EPC D, Council Tax Band E



Tucked away at the end of a peaceful cul-de-sac in the ever-popular area of Higher Heath, this exceptional five-bedroom detached bungalow offers spacious, stylish and versatile living ideal for families or those seeking single-level accommodation without compromise. Beautifully maintained and thoughtfully improved by the current owners, the property is immaculately presented throughout and boasts generous accommodation. Upon entering, you're welcomed by an entrance porch and inviting hallway leading to a spacious lounge complete with a cosy log burner and French doors opening onto the rear garden-perfect for relaxing or entertaining. A separate dining room flows seamlessly into a well-equipped kitchen, complemented by a practical utility room. There are five double bedrooms, two of which benefit from en-suite facilities, while a well-appointed family bathroom serves the remaining rooms along with a convenient guest WC. Externally, a good size driveway provides ample parking and leads to a detached double garage. The beautifully landscaped rear garden offers a tranquil retreat, featuring neat lawn, paved seating areas, and well-stocked borders bursting with established shrubs and plants. This is a truly special home in a quiet yet popular location-early viewing is highly recommended.



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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OUTSIDE

Externally, there is a right of way which provides access to a good size driveway with ample parking along with a detached double garage. The beautifully landscaped rear garden offers a tranquil retreat, featuring neat lawn, paved seating areas, and well-stocked borders bursting with established shrubs and plants.

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 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/>

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 towards the end of the cul de sac.

ENERGY PERFORMANCE

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

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.

LOCAL AUTHORITY

Council tax band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH38972 31025



LOUNGE

23' 1" x 13' 1" (7.04m x 3.99m)

DINING ROOM

13' 3" x 11' 2" (4.04m x 3.4m)

KITCHEN

17' 0" x 9' 2" (5.18m x 2.79m) max

UTILITY ROOM

8' 5" x 6' 4" (2.57m x 1.93m)

MASTER BEDROOM

12' 9" x 11' 6" (3.89m x 3.51m)

BEDROOM TWO

12' 6" x 9' 5" (3.81m x 2.87m)

BEDROOM THREE

12' 3" x 9' 6" (3.73m x 2.9m)

BEDROOM FOUR

11' 3" x 9' 3" (3.43m x 2.82m)

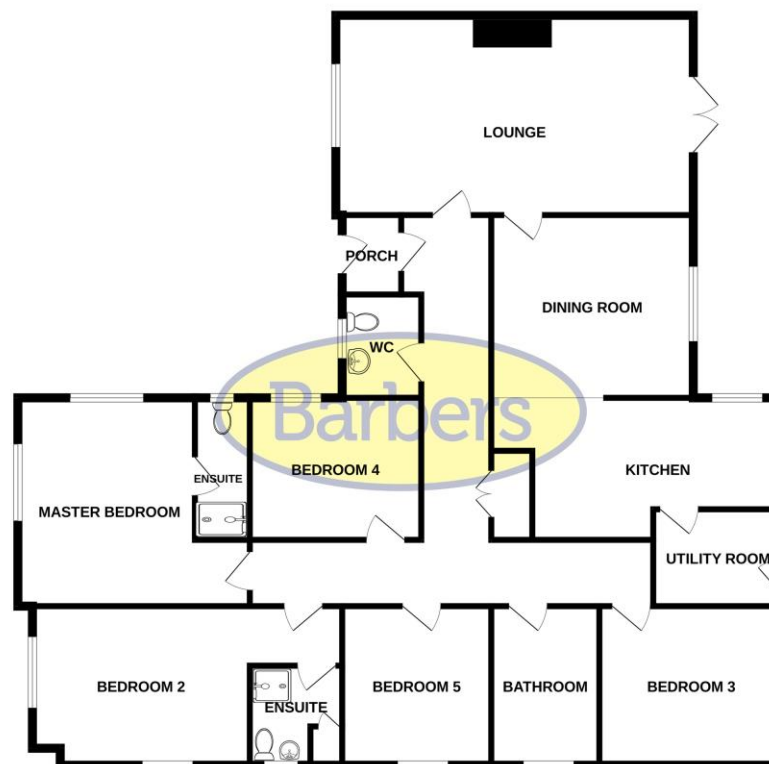
BEDROOM FIVE

10' 2" x 10' 1" (3.1m x 3.07m)

DOUBLE GARAGE

19' 2" x 18' 6" (5.84m x 5.64m)

GROUND 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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WHITCHURCH

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