



7 Halifax Close, Higher Heath, SY13 2FL

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**Freehold £315,000**



This modern four-bedroom family home in a small Higher Heath estate features a welcoming lounge opening into a spacious open-plan kitchen and dining area with patio doors to the garden, a separate utility room and downstairs WC, a master bedroom with ensuite shower room alongside a stylish family bathroom, and benefits from a rear garden with patio seating, a single garage, and off-road parking.

- Four Bedroom Detached House
- Modern Lounge/Dining Room
- Spacious Lounge
- Separate Utility Room

- Master Bedroom With An Ensuite
- Rear Garden With Patio Area
- Single Garage, Off Road Parking
- EPC B, Council Tax Band D



This modern family home is located within a small and well-kept estate in Higher Heath. To the left of the entrance, there is a welcoming lounge that provides a comfortable space for relaxation and entertaining. The lounge opens directly into a spacious open-plan kitchen and dining area, which is fitted with modern units and designed to suit family living. Patio doors lead from the kitchen to the rear garden, allowing natural light to flood the space and creating a seamless connection between indoors and outdoors. A separate utility room offers additional storage and laundry facilities, while a downstairs WC adds convenience to the ground floor. Upstairs, the property features four bedrooms. The master bedroom benefits from its own ensuite shower room, while





the remaining bedrooms are well-proportioned and served by a stylish and modern family bathroom. The rear garden includes a patio seating area that is ideal for outdoor dining or summer evenings, with lawn space extending beyond. To the front of the property, there is a single garage and off-road parking, providing practical solutions for family life. This is a versatile and well-presented home that combines modern design with everyday practicality, making it an excellent choice for families seeking space and comfort in a popular residential setting.



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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.

## **MANAGEMENT COMPANY**

We are advised by the vendors that there is management company set up and the service charge is approximately £164.22 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

## **SERVICES**

We are advised that mains electricity, water and drainage are available. Air Source 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 and take the left turn into Victory Avenue. Then follow the road around into Halifax Close, take the next left and the property can be found on the end on the left.

## **LOCAL AUTHORITY**

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

## **VIEWING ARRANGEMENTS**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto: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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## KITCHEN/DINER

23' 4" x 10' 7" (7.11m x 3.23m)

## UTILITY ROOM

5' x 4' 8" (1.52m x 1.42m)

## LOUNGE

14' 9" x 10' 8" (4.5m x 3.25m)

## BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m)

## ENSUITE

5' 9" x 4' 8" (1.75m x 1.42m)

## BEDROOM TWO

11' 7" x 8' 7" (3.53m x 2.62m)

## BEDROOM THREE

11' 9" x 8' 7" (3.58m x 2.62m)(max)

## BEDROOM FOUR

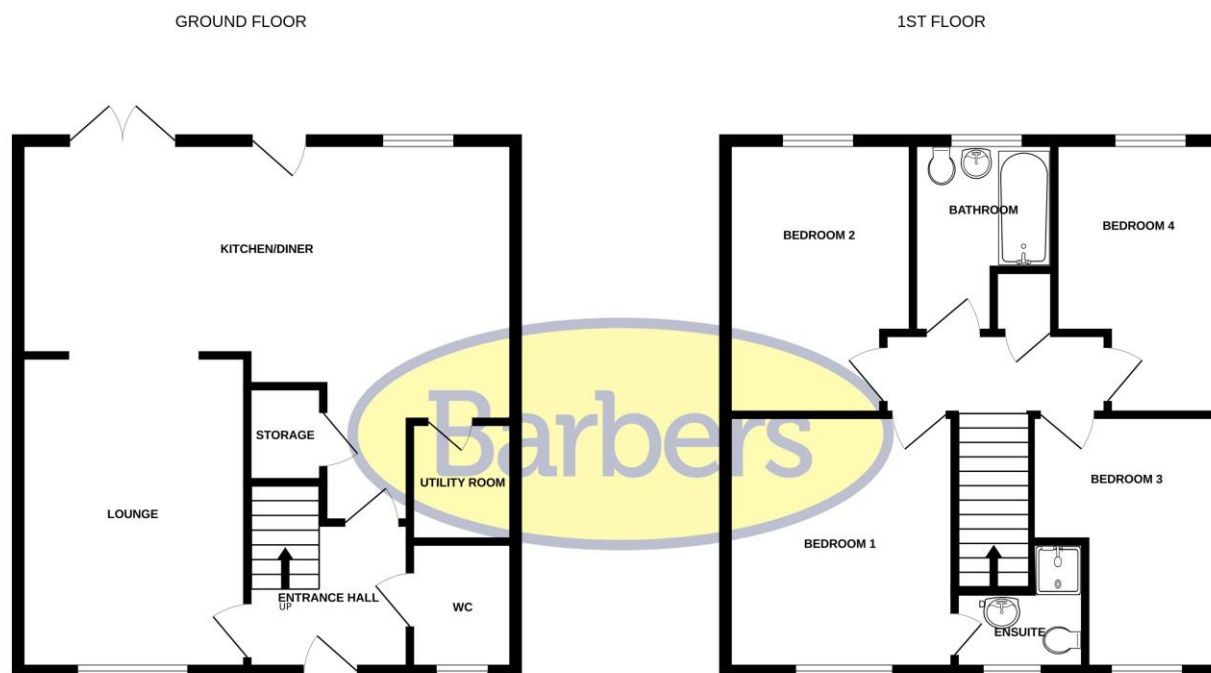
11' 7" x 7' 3" (3.53m x 2.21m)(max)

## BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

## GARAGE

19' 3" x 9' 3" (5.87m x 2.82m)



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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