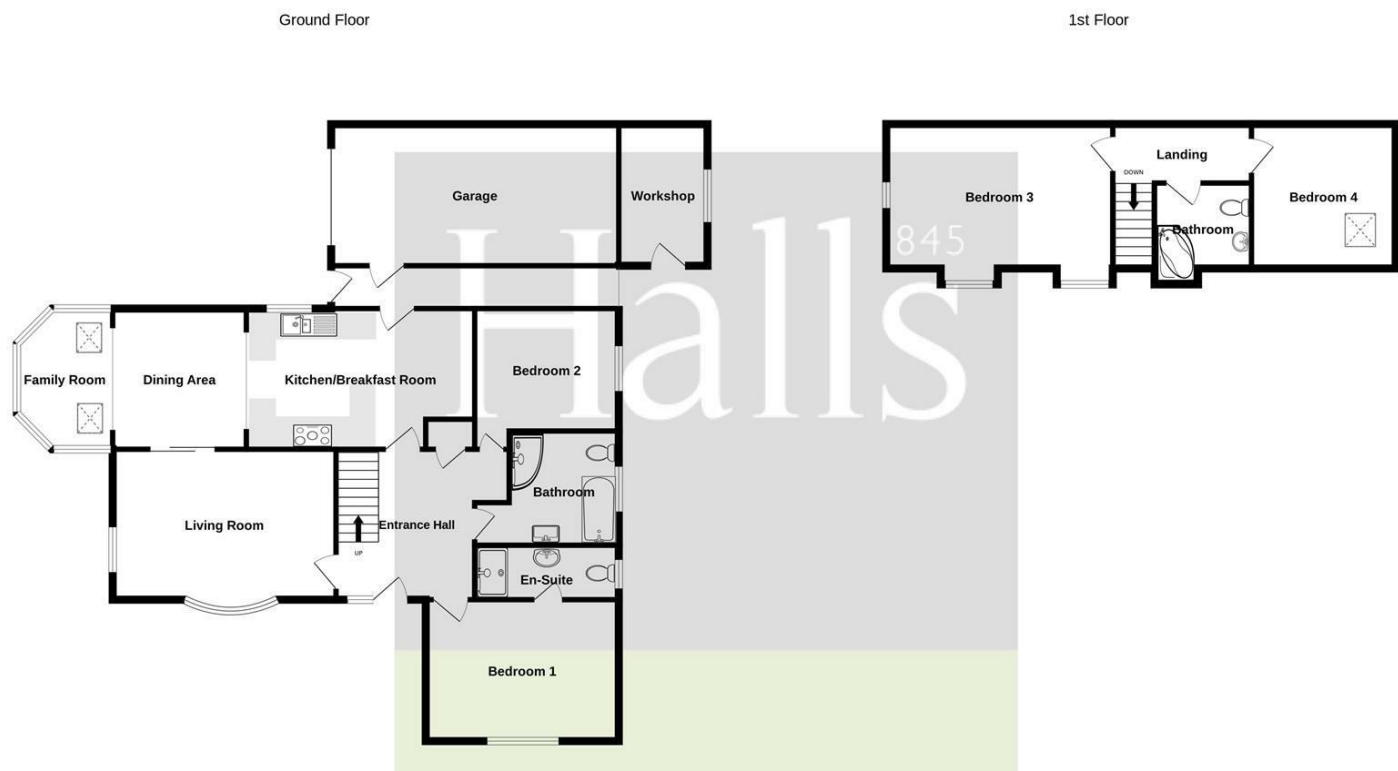


FOR SALE

Wytchwood Twemlows Avenue, Higher Heath, Whitchurch, SY13 2HE



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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FOR SALE

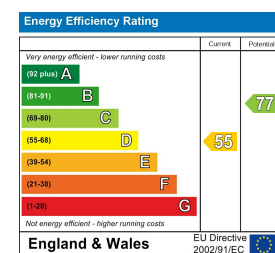
Offers In The Region Of £429,500

Wytchwood Twemlows Avenue, Higher Heath, Whitchurch, SY13 2HE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Wytchwood is an immaculate detached family home and has beautifully landscaped gardens. The property comprises spacious porch, reception hall, lounge, dining area, family room, breakfast kitchen and four double bedrooms. There is an en-suite and two spacious bathrooms. There is parking for several cars, single garage and a workshop. Viewing is highly recommended.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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Whitchurch 4 miles, Shrewsbury 17 miles, Telford 22 miles, Chester 25 miles. All distances are approximate.



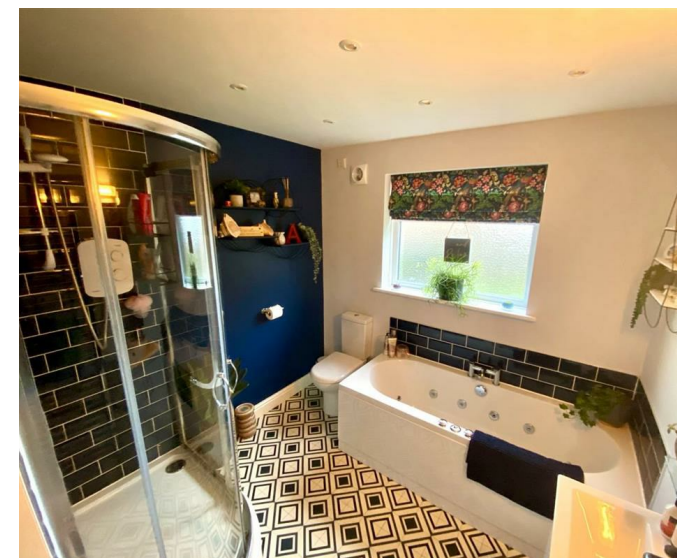
2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Immaculate Detached Family Home
- Spacious Accommodation, Corner Plot
- Very Well Presented with Large Gardens
- Hall, Lounge, Dining Area, Family Room
- Breakfast Kitchen, Four Bedrooms
- Two Bathrooms, Oil C.H
- Driveway for several, Garage & Work Shop
- Large Gardens, Village Location

Location

The property is situated within the popular village of Higher Heath. The North Shropshire towns of Whitchurch and Wem are both within easy motoring distance and have an excellent range of local shopping, quality restaurants, recreational and education facilities, major supermarkets and train stations with great access to Crewe, Manchester & Shrewsbury. There are excellent road links to South Shropshire, North Wales & the Midlands & the North West.

For walkers Higher Heath is surrounded by protected countryside with wonderful walks all accessible on foot.

There is a daily bus for primary, secondary schools & a local independent school and the collection point is 200m from the property. There is also a regular bus service to Whitchurch & Shrewsbury and the bus stop is within easy walking distance.

The village of Prees is approximately 1 mile away and offers local shops, including a post office, a newly built medical centre, a primary school and a main line railway station.

Brief Description

The property briefly comprises spacious reception hall, living room, large open plan breakfast kitchen leading into the dining area and family room. There are two double bedrooms, en suite shower and modern family bathroom to the ground floor. To the first floor are two further double bedrooms and bathroom. The house has had new upvc double glazed windows installed and there is an oil fired central heating system.

Accommodation Comprises

Canopied front entrance porch and double glazed door leading into the reception hall which has laminate flooring and a radiator. There is a door to store cupboard.

Lounge

Windows to the front & side with views over the gardens, radiator and tv point. Sliding doors to the

Dining Area

Inset spotlights and radiator.

Family Room

Windows to the side, two skylights and radiator.

Breakfast Kitchen

Stunning, modern kitchen with a range of base and wall mounted units with solid wood work surfaces, inset 1 and 1/2 composite sink, five ring induction hob with two single ovens below, integrated fridge and integrated dishwasher. There is a fitted seating area, waste sorting drawer, laminate flooring, inset spotlights, window and door to rear.

Bedroom One

Window to the side garden and radiator.

Door to

En-Suite

White three piece suite comprising shower enclosure with electric shower, pedestal wash hand basin with vanity unit below, low level WC, heated towel rail and window to side.

Bedroom Two

Window to the side and radiator.

Bathroom

White four piece suite comprising large shower enclosure with electric shower, jacuzzi bath, low level WC, wash hand basin with vanity unit below and tiled splash back above. There is also a window to the side, inset spotlights and vinyl flooring.

First Floor Landing

Stairs ascend from the reception hall to the first floor landing.

Bedroom Three

Two windows to the front, window to side and two radiators.

Bedroom Four

Skylight and radiator.

Bathroom

Three piece suite comprising large corner bath with shower attached, low level WC, pedestal wash hand basin with vanity unit below, heated towel rail and tiled flooring.

Outside

The property is accessed off Twemlows Avenue to a driveway suitable for several cars, the driveway leads to the large single garage. The gardens are laid to lawn to the front, side and rear, enclosed by a mature laurel hedge. There are extensive flower borders, raised flower beds and paving around the property.

Garage

Up and over door, power, lighting and space and plumbing for a washing machine.

Workshop

Window to rear, side door, power, lighting and boiler.

Summer House & Games Room

This is available via separate negotiation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1412 240424

Directions

Leave Whitchurch on the A41 towards Wolverhampton and proceed for approximately 3.7 miles into Higher Heath. Turn right into Heathwood Road. After about 500 metres turn right into Twemlows Avenue and the property is the 1st on the right.

What 3 Words: products.fooling.alongside

Council Tax - Shropshire

The current Council Tax Band is E. The cost for 2023 / 24 is £2xxxxx. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services

We believe that mains water, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.