

**FOR SALE**

Offers in the region of £565,000

10 Sylvan Close, Higher Heath, Whitchurch, Shropshire, SY13 2TB

This wonderful and spacious family home is located in an exclusive cul de sac in the village of Higher Heath. The property offers versatile accommodation to suit multi generational living. It comprises hall, 3 reception rooms, study, large breakfast kitchen, utility, five double bedrooms and three bathrooms. There are landscaped gardens, detached double garage and workshop. It has double glazed windows and oil central heating.



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



- Spacious Detached Family Home
- Reception Hall, Living Room, Study
- Family Room, Dining Room
- Breakfast Kitchen, Utility
- 5 Double Bedrooms, 3 Bathrooms
- Detached Double Garage, Workshop
- Large Drive for Many Cars
- Located in a Cul de Sac

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 owners are reluctantly selling after almost 18 years due to a relocation with work. The spacious accommodation measures just under 3,000ft². The accommodation comprises reception hall, cloaks with W.C, large living room, dining room, study and large family room. There is a large bespoke breakfast kitchen that was recently fitted and utility room. To the 1st floor is a large master bedroom suite that will not disappoint. It comprises large bedroom, dressing room and stunning en-suite bathroom. There is a further guest bedroom with en-suite, 3 double bedrooms and family bathroom. The property has engineered oak flooring and is presented to an exceptional standard.

There are large landscaped gardens with mature pine trees, lawns, seating areas, detached double garage and work shop.

ACCOMMODATION COMPRISES

Canopied front entrance porch and front door that opens into the

RECEPTION HALL

Engineered oak flooring, door to cloaks and 1/2 panelled walls.

CLOAKROOM

White suite comprising low flush W.C, vanity unit with wash hand basin, tiled floor and walls.

STUDY

9'4 x 8'7 (2.84m x 2.62m)

Engineered oak flooring and window to the front.

LIVING ROOM

26'4 x 13'6 (8.03m x 4.11m)

Feature large fire place with log burning stove and above is a recess for a flat screen TV. The lounge has windows to the front and side, patio doors to the rear garden and engineered oak flooring.

Double doors to



Ground Floor
1405 sq.ft. (130.5 sq.m.) approx.

1st Floor
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA : 2828 sq.ft. (262.7 sq.m.) approx.

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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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



DINING ROOM

16'6 x 10'1 (5.03m x 3.07m)

Feature engineered oak flooring, windows to the rear garden and opening through to the

BREAKFAST KITCHEN

20'4 max x 14' max (6.20m max x 4.27m max)

Stunning new fitted bespoke kitchen from Wren. It comprises a wide range of base and wall mounted units, extensive wooden work top surface and breakfast bar. There is a drainer sink unit, integrated dish washer and full height larder fridge. There is a Bosch double oven and Bosch induction hob. The kitchen has inset spot lights, tiled kitchen floor, door to pantry, windows and stable door to the rear garden.

FAMILY ROOM

19'7 x 16'8 (5.97m x 5.08m)

Windows to the front and side and fire place with electric fire.

UTILITY ROOM

7'9 x 5'3 (2.36m x 1.60m)

Work top surface, wall units, space and plumbing for washing machine, floor mounted boiler and door to the side of the house.

1ST FLOOR GALLERIED LANDING

Stairs ascend from the hall to the spacious landing with window to the front. There is a small inner landing with door to the

MASTER BEDROOM SUITE (FRONT)

21'2 x 19'6 (6.45m x 5.94m)

Windows to the front, engineered oak flooring and inset spot lights.

EN SUITE BATHROOM

13'2 x 10'4 (4.01m x 3.15m)

Amazing en-suite bathroom comprising double ended bath, large walk in shower, wash hand basin and low flush W.C. There is a useful cosmetic shelf adjacent to the basin with mirror above, tiled flooring, inset spot lights and window.

DRESSING ROOM

9'9 x 8'3 (2.97m x 2.51m)

Window to the rear and hanging rails.



BEDROOM TWO (REAR)

17'2 max x 13'4 max (5.23m max x 4.06m max)

Windows overlooking the landscaped rear garden, range of fitted wardrobes and door to the

EN SUITE

White suite comprising shower enclosure, low flush W.C, wash hand basin, radiator and window.

BEDROOM THREE (REAR)

13' x 9'2 (3.96m x 2.79m)

Window over looking the rear gardens.

BEDROOM FOUR (FRONT)

13'4 x 8'8 (4.06m x 2.64m)

Windows to the front.

BEDROOM FIVE (FRONT)

9'2 x 9'1 (2.79m x 2.77m)

Windows to the front.

FAMILY BATHROOM

Modern white suite comprising panelled bath with shower over, low flush W.C. wash hand basin, window to the rear, radiator and door to airing cupboard.

OUTSIDE

The property is accessed from Sylvan Close to a tarmac drive suitable for many cars. There are mature gardens either side of the drive with lawn, mature trees, shrubs and plants. The drive continues to the garage. There is access down either side of the house and a further parking area between the house and work shop. The landscaped rear gardens comprise of lawned area, raised decked seating area with gazebo above, there are other seating areas, raised beds, water feature and mature flower borders with a range of plants, shrubs and mature trees.

DOUBLE GARAGE

18'2 x 17'4 (5.54m x 5.28m)

Remote controlled power up and over door, power and lighting and door to the



WORKSHOP

26' x 15'4 (7.92m x 4.67m)

Power and lighting, work benches, storage and sliding door for access of vehicles or machinery.

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
WH1468 220624

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 follow the road almost back to the A41 and Sylvan Close is the last cul de sac on the right and the property is located towards the bottom of the cul de sac on the right hand side.

What 3 Words: inventors.guests.belts

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'F'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

SERVICES - ALL

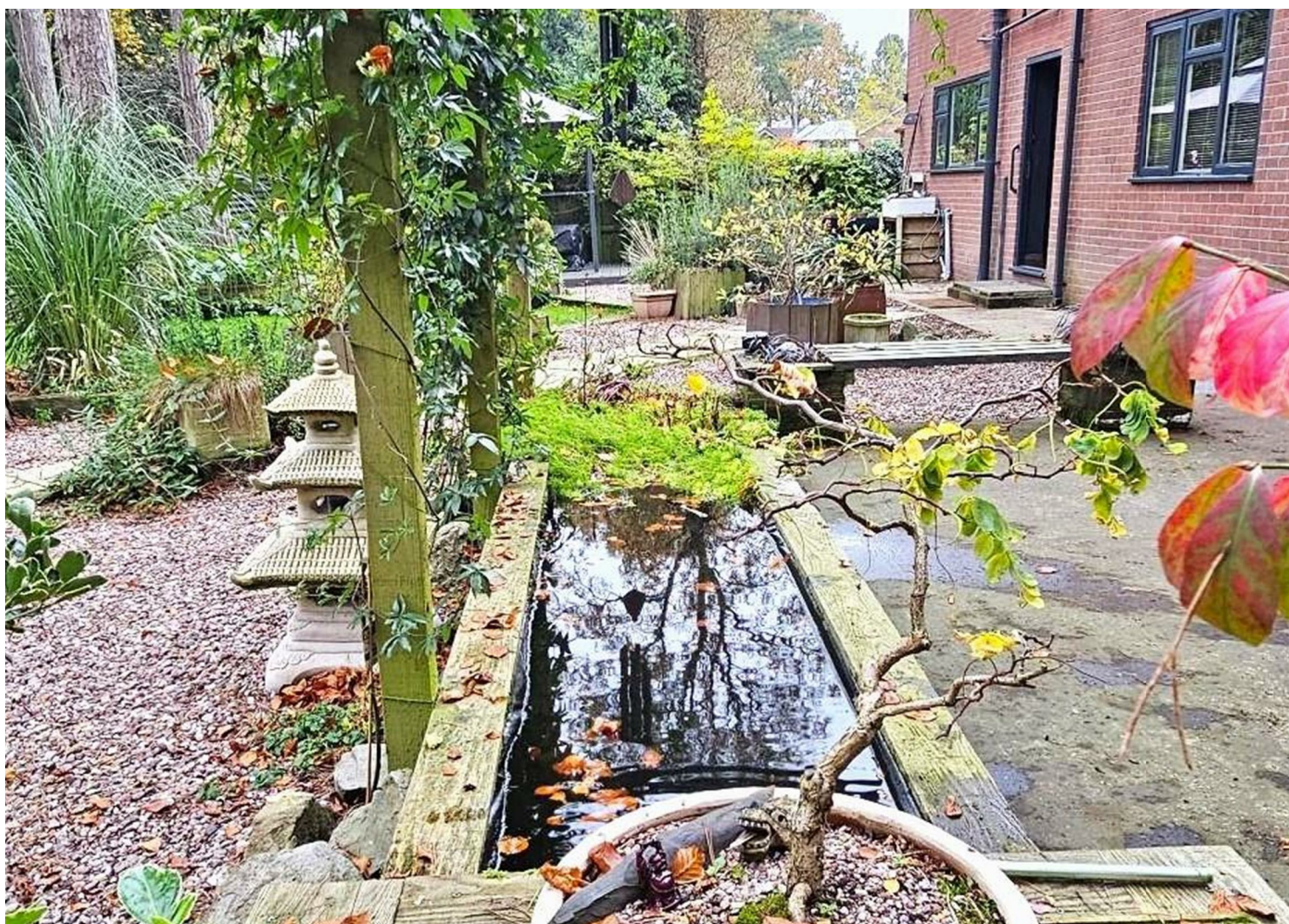
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

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

FOR SALE

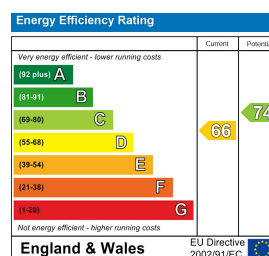
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663 230

Whitchurch Sales

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