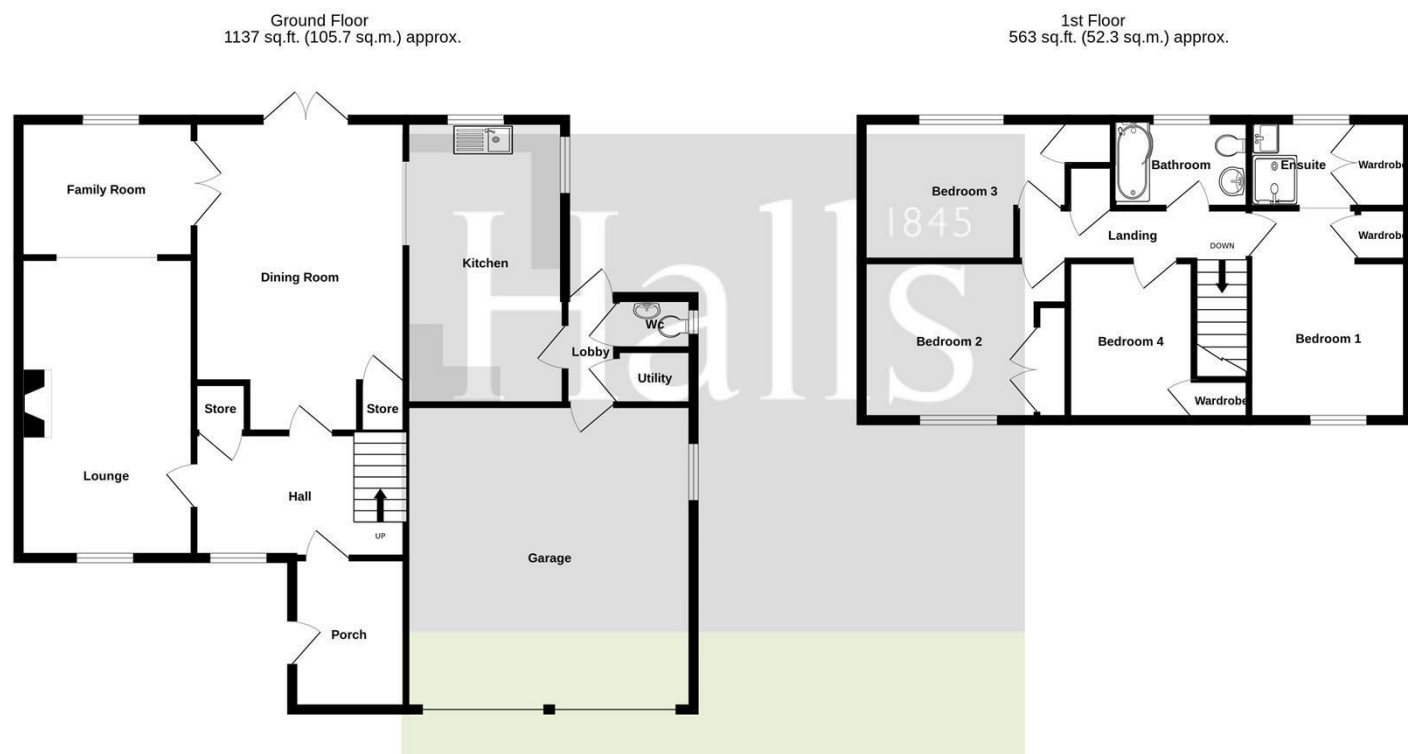


FOR SALE

46 Woodlands Grove, Higher Heath, Whitchurch, Shropshire, SY13 2JB



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

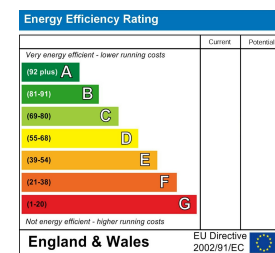
Offers In The Region Of £389,995

46 Woodlands Grove, Higher Heath, Whitchurch, Shropshire, SY13 2JB

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



46 Woodlands Grove is a large extended 4 bedroom family home located on a plot of 1/5 of an acre and is the largest on the development. The property has a porch, reception hall, lounge, family room, dining room & kitchen. There is a utility, cloaks and 2 bathrooms. To the rear is a large established landscaped rear garden, double garage and a tandem garage. It has parking for 4 cars.



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.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Large Extended Family Home
- Largest Plot on the Cul De Sac
- Porch, Reception Hall, Lounge
- Family Room, Dining Room
- Kitchen, Utility, W.C
- 4 Bedrooms, 2 Bathrooms
- Large Landscaped Gardens
- Double & Tandem Garage

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

This wonderful and extended detached family home comprises spacious entrance porch, reception hall, living room, family room and dining room. There is a modern fitted kitchen, utility room and cloaks with W.C. To the 1st floor are 3 double bedrooms and a large single bedroom and all have fitted wardrobes. There is an en suite shower off the main bedroom and a modern family bathroom. The property has large gardens to the rear, and attached double garage and second tandem garage to the rear. The house has oil fired heating and Upvc double glazed windows.

Accommodation Comprises

Upvc front entrance door opens into a large porch which could easily be made into a modern style boot room. There is a door to the

Reception Hall

12'12 x 8'2 (3.66m x 2.49m)

Solid oak internal doors to the lounge, dining room and cupboard. There is also a double glazed window to the front and radiator.

Living Room

17'7 x 10'4 (5.36m x 3.15m)

Feature solid marble fireplace by Charlton & Genric with electric flame effect and multiple background colour settings. There is a double glazed window to the front and opening through to the

Family Room

10'4 x 8'1 (3.15m x 2.46m)

Double glazed window to the rear garden and radiator. There are double doors to the

Dining Room

18'4 x 12'6 (5.59m x 3.81m)

Porcelain tiled floor, double doors and windows to the rear gardens and door to under stairs store.

Opening through to the

Kitchen

16'8 x 9'4 (5.08m x 2.84m)

Modern kitchen with a wide range of base and wall mounted units, work top surfaces with tiled splash back. There are windows overlooking the gardens. The kitchen has space and plumbing for a washing machine, space for range style cooker and American Fridge freezer.

Door to the rear lobby which gives access to the rear garden, utility, cloaks and garage.

Utility

4'6 x 3'2 (1.37m x 0.97m)

Window and plumbing for washing machine.

Cloakroom

Suite comprising low flush W.C, wash hand basin and window.

1st Floor Landing

The stairs ascend from the reception hall and ascend to the 1st floor landing. There is a door to an airing cupboard.

Bedroom One (front)

12'5 x 9'4 (3.78m x 2.84m)

Double glazed window to the front, fitted wardrobe and radiator.

Opening through to the

En Suite

Suite comprising shower enclosure and wash hand basin. There are also 2 fitted cupboards and a window overlooking the rear garden.

Bedroom Two (front)

12'1 x 9'4 (3.68m x 2.84m)

Windows to the front, radiator and 2 fitted wardrobes.

Bedroom Three (rear)

11'9 x 8'1 (3.58m x 2.46m)

Windows overlooking the large rear gardens, radiator and wardrobe.

Bedroom Four (front)

8'7 x 7'5 (2.62m x 2.26m)

Window to the front, radiator and wardrobe.

Family Bathroom

Modern white suite comprising panelled bath with shower above, low flush W.C and wash hand basin. There is a radiator and windows to the rear.

Outside

The property is located at the end of the cul de sac where there is parking for 3 or 4 cars. The drive continues to a double garage and there is access down the side to the 2nd garage and extensive landscaped rear gardens.

The rear gardens comprise a large Indian stone flag paved patio area, large lawns and flower borders.

Garage One

17'8 x 17'6 (5.38m x 5.33m)

There are 2 up and over doors, power and lighting and access into the house.

Garage Two

24' x 9'2 (7.32m x 2.79m)

Concrete sectional garage with power and lighting. This is ideal as a bike garage, storage facility and work shop.

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 WH1489 130824

Directions

Drive into Higher Heath off the A41 and turn into Heathwood Road. After about 400 metres turn right into Woodlands Grove and go straight to the bottom of the cul de sac and it is located on the right hand side.

What 3 Words: organist.drivers.fend

Council Tax - Shropshire

The current Council Tax Band is 'D'. 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.