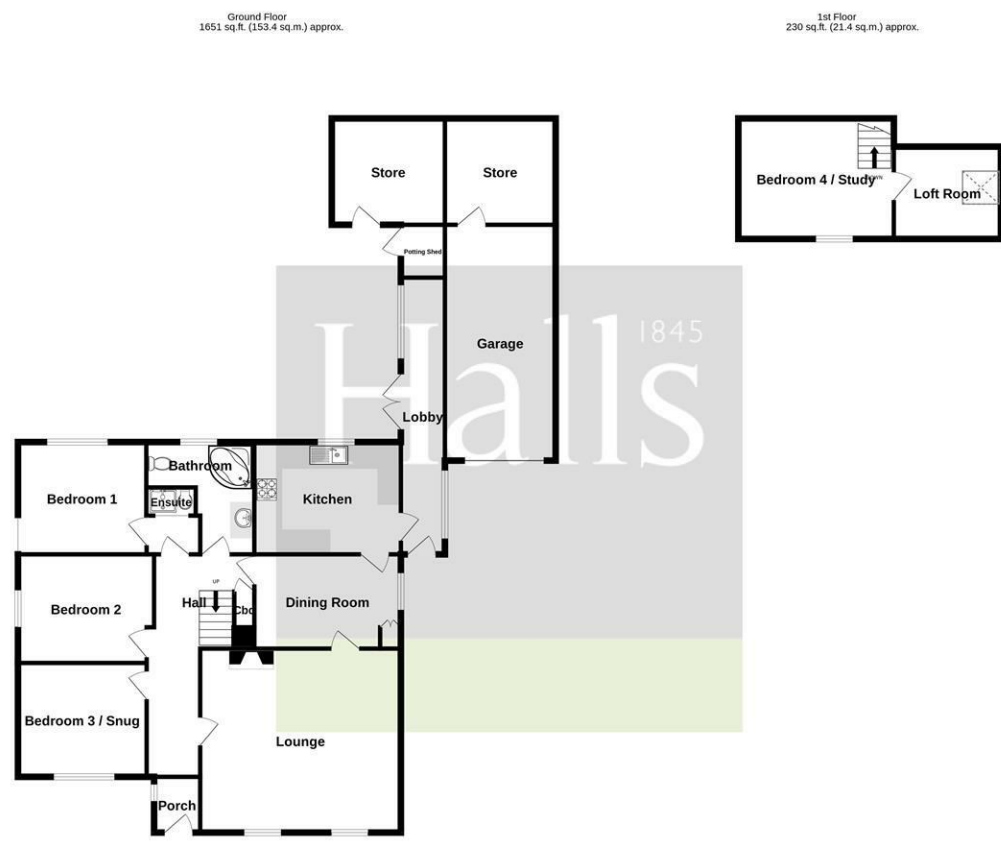


FOR SALE

38 Twemlows Avenue, Higher Heath, Whitchurch, Shropshire, SY13 2HE



TOTAL FLOOR AREA: 1881 sq.ft. (174.8 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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FOR SALE

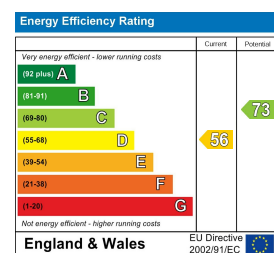
Offers in the region of £310,000

38 Twemlows Avenue, Higher Heath, Whitchurch, Shropshire, 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



This is a spacious detached family home that offers versatile accommodation and is being sold with No Chain. To the ground floor is a large living room, dining room and kitchen, 3 bedrooms, bathroom and en suite. To the 1st floor are 2 attic rooms which could be used for office space / children's play room. There are gardens to the front and rear, parking, large tandem garage and store room. It has D.G windows and oil central heating.



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



3 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached Family Home
- Hall, Living Room, Dining Room
- Kitchen, 3 Bedrooms, 2 Attic Rooms
- 2 Bathrooms, Oil Central Heating
- Gardens to the Front & Rear
- Parking for 3 Cars, Tandem Garage
- Store Room, Village Location
- No Upward Chain

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 comprises entrance hall, large living room, dining room and kitchen. There are 3 bedrooms and 2 bathrooms on the ground floor and stairs lead to a 1st floor room ideal for a study and an attic room with window. Off the kitchen is a side entrance lobby leading to the garage and store rooms. It has oil fired heating and double glazed windows.

There is parking to the front and side for a number of cars, gardens to the front and rear and a large tandem garage with store room off.

Accommodation Comprises

A UPVC front door leads into the entrance hallway.

Entrance Hall

21' x 5'9" (6.40m x 1.75m")
With window to side and door to understairs storage cupboard.

Living Room

16'6" x 18' (5.03m" x 5.49m)
With two large windows with front aspect, wood laminate flooring, radiators x 2, LPG fire (disconnected). Door to Dining Room.

Dining Room

12'2" x 10'3" (3.71m" x 3.12m")
With window to side, radiator and store cupboard. Doors to kitchen and hallway.

Kitchen

10'8" x 10'1" (3.25m" x 3.07m")
With a range of base and wall units, worktops, drainer sink unit, space and plumbing for a washing machine, space for an under counter fridge, space for an electric cooker, window overlooking the rear garden. Door to side lobby.

Side Lobby

With access from kitchen and leading to the garage and rear garden, side entrance door.

Bedroom One (rear)

10'1" x 11'8" (3.07m" x 3.56m")
With window to rear overlooking the garden, radiator.

En Suite Area

11'3" x 10'1" (3.43m" x 3.07m")
Comprising shower cubicle and WC (currently not in use)

Bedroom Two (side)

9'8" x 13'3" max (2.95m" x 4.04m" max)
Window to side and radiator.

Bedroom Three / Snug (front)

11'8" x 10'3" (3.56m" x 3.12m")
Window to front, radiator.

Bedroom Four - Loft Room

14' x 10'8" (4.27m x 3.25m")
Stairs from the ground floor lead to the open plan attic bedroom/ study.

Loft Room- Storage

9'7" x 8'4" (2.92m" x 2.54m")
Half height door leads into further attic space.

Bathroom

Comprising corner bath with shower over, WC, vanity unit with wash hand basin, tiled floor and walls, window to rear and radiator.

Outside

The property is approached via a paved driveway with parking for several cars. Lawned gardens lie to the side and rear of the property. At the rear there is a paved terrace area, garden retaining wall and steps to the lawn.

Garage

10' x 21' (3.05m x 6.40m)
With up and over door and door to storeroom

Stores

There is a door from the patio area into a potting shed and adjacent to that is a large garden store shed.

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 access road to the property can be found on the right hand side.

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
WH1494 230524

Services

We believe that mains water, drainage and electricity are available. The heating is via an oil fired boiler to radiators. Halls have not checked any of the services.

Tenure - Freehold

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