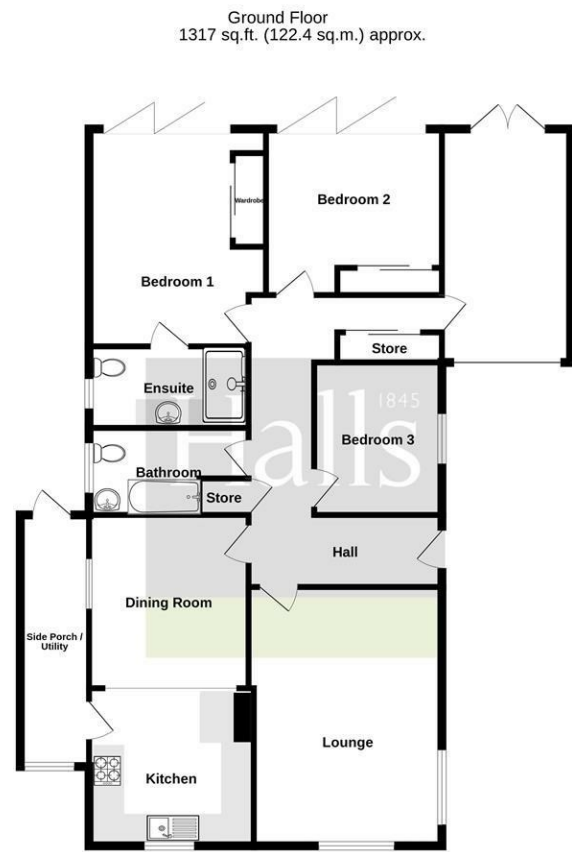


FOR SALE

1 Birchwood Grove Twemlows Avenue, Higher Heath, Whitchurch, SY13 2EX



TOTAL FLOOR AREA: 1317 sq ft (122.4 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with Neoplan i2020



FOR SALE

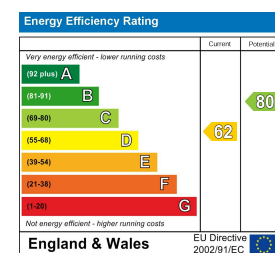
Offers In The Region Of £335,000

1 Birchwood Grove Twemlows Avenue, Higher Heath, Whitchurch, SY13 2EX

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 and a well presented detached bungalow tucked away in the cul de sac of Birchwood Grove. The property is located in the popular village of Higher Heath and the accommodation comprises spacious entrance hall, living room, dining room, kitchen, side entrance porch with utility area. There is a master bedroom with bi fold doors onto the gardens, en-suite and 2 further bedrooms & Bathroom. There is a garage and drive. It has Oil heating and double glazed windows.



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 Bungalow
- Cul De Sac Location
- Hall, Living Room, Dining Kitchen
- 3 Bedrooms, 2 Bathrooms
- Landscaped Front & Rear Gardens
- Drive for 3 cars, Garage, Oil C.H
- Village Location
- Very Well Presented

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 large entrance hall with cloaks cupboard, living room, open plan kitchen diner with dining area and fitted kitchen. Off the kitchen is a very useful side entrance porch. There is a master bedroom with en suite, 2 further bedrooms and a bathroom. There is access from the property directly into the garage. There are landscaped gardens to the front and rear and a drive suitable for at least 3 cars.

It has oil fired heating and double glazed windows.

Accommodation Comprises

Side entrance door opens into the entrance hall with its laminate flooring, door to linen cupboard and fitted cloaks cupboard. There is a loft hatch and internal access door to the garage.

Lounge

17'1 x 12'8 (5.21m x 3.86m)
Feature twin aspect double glazed windows to the front and side. There is a light point and radiator.

Dining Area

11'5 x 10'7 (3.48m x 3.23m)
Wood laminate flooring, light point, radiator and window to the side. Archway through to the

Kitchen

10'7 x 10'5 (3.23m x 3.18m)
Modern kitchen with a wide range of base and wall mounted units. work top surface with a tiled splash and drainer sink unit. There is a double oven, 4 ring ceramic hob, integrated dish washer, spot lights to the ceiling and window to the front garden. Door from the kitchen to the

Side Porch / Utility

16'6 x 4'4 (5.03m x 1.32m)
Space and plumbing for washing machine and tumble dryer, tiled floor and door to the rear gardens.

Bedroom One (rear)

14'5 x 11'9 (4.39m x 3.58m)
Feature bi fold doors to the rear gardens, fitted wardrobes with sliding doors and door to the

En Suite

Modern and luxurious suite comprising large walk in shower, vanity unit with granite top and wash hand basin, low flush W.C, tiled wall and floor, towel radiator, inset spot lights and double glazed windows to the side.

Bedroom Two (rear)

11'7 x 11'1 (3.53m x 3.38m)
Feature bi fold doors on to the rear gardens, fitted wardrobe, radiator and light point.

Bedroom Three (side)

9'3 x 8'9 (2.82m x 2.67m)
Windows to the side, radiator and wood laminate flooring.

Bathroom

Modern white suite comprising panelled bath with shower over, low flush W.C, vanity unit with wash hand basin, low flush W.C, double glazed window and towel radiator.

Outside

The property is accessed from Birchwood Grove to a drive suitable for at least 3 cars. The drive continues to the garage. There is an attractive front garden with lawns, flower borders and sitting area. The rear garden can be accessed from the garage or down the side of the garage and it comprises a large flag paved patio area with wooden sleeper retaining wall and steps leading up to the lawns. There is a corner summer house, flower borders with plants trees and shrubs.

Garage

15'5 x 8'7 (4.70m x 2.62m)
Up and over door, power and lighting, doors to the rear garden and door into the property.

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
WH1509 120624

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 for 800 metres and turn right into Birchwood Grove and the property is the 1st on the left hand side.

What 3 Words: grunt.weeknight.observe

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.