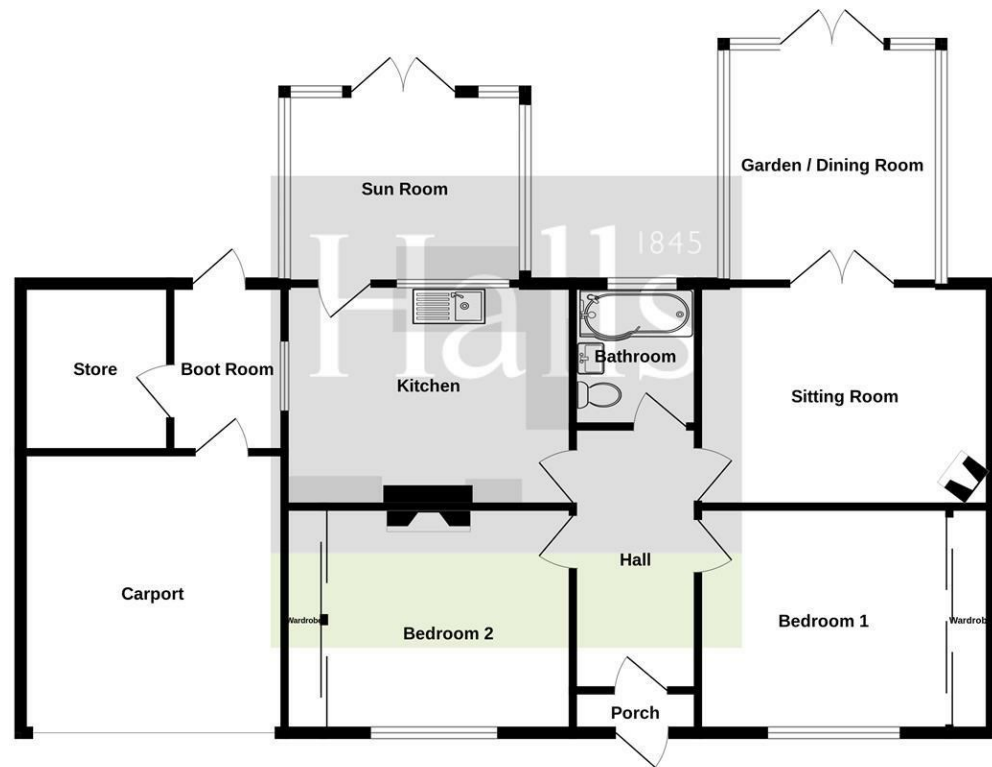


FOR SALE

73 Twemlows Avenue, Higher Heath, Whitchurch, SY13 2HD



Ground Floor
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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.
Made with Metropix ©2024



FOR SALE

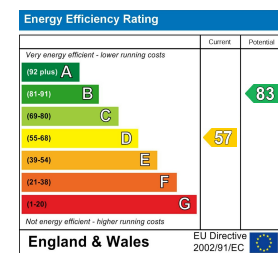
Offers in the region of £285,000

73 Twemlows Avenue, Higher Heath, Whitchurch, SY13 2HD

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



An immaculate detached bungalow with large landscaped gardens. The property briefly comprises reception hall, sitting room, garden room, kitchen and sun room. There are two double bedrooms and a modern bathroom suite. To the front is a drive suitable for many cars, a carport & behind that is a boot room and useful store room. It has triple glazed windows and a modern oil fired central heating boiler. Viewing is highly recommended.



01948 663 230

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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



3 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Immaculate Detached Bungalow
- Large Landscaped Gardens
- Reception Hall, Sitting Room
- Garden / Dining Room
- Kitchen, Sun Room, Boot Room
- Two Double Bedrooms, Bathroom
- Parking for at Least 4 Cars
- Car Port, Oil C.H & Triple Glazing

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 educational 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 which is presented to an exceptional standard comprises reception hall, sitting room with log burner, garden / dining room, modern fitted kitchen, sun room, boot and store room. There are two double wardrobes with fitted wardrobes and a modern bathroom suite.

Accommodation Comprises

Modern front door opens into the storm porch with decorative tiled flooring. There is a door that opens into the reception hall.

Sitting Room

14' 10'7 (4.27m x 3.23m)

Feature fire place with log burner, there is a radiator and double doors through to the

Garden / Dining Room

11'5 x 10'5 (3.48m x 3.18m)

Double glazed windows and doors to the gardens, radiator and light point.

Kitchen

14'8 x 10'7 (4.47m x 3.23m)

Modern fitted kitchen with a wide range of base and wall mounted units, granite effect worktop surfaces, drainer sink unit and induction hob. There is a Bosch electric double oven, inset spotlights to the ceiling and tiled floor. There are windows to the side and window and door into the sun room.

Sun Room

11'5 x 9'3 (3.48m x 2.82m)

Windows and door to the gardens, tiled floor and plumbing for the washing machine.

Bedroom One (front)

14' max x 10'9 (4.27m max x 3.28m)

Triple glazed window to the front with plantation style shutters and large built in wardrobe.

Bedroom Two (front)

13'9 max x 10'9 (4.19m max x 3.28m)

Triple glazed window to the front with plantation style shutters and large built in wardrobe.

Bathroom

Modern white suite comprising panelled p shaped bath with shower over, low flush W.C and wash hand basin. There are floor and wall tiles, towel radiator and inset spot lights to the ceiling.

Outside

The property is accessed from Twemlows Avenue to a drive suitable for at least 4 cars. There is a spacious car port, mature hedge to the front. 5 bar gate and astro turf lawn. There is access down the side of the property to the rear garden or from the carport into the boot room. Off this is a very useful store room.

The large landscaped gardens comprise large lawns, paved and gravelled seating areas, flower borders and specimen trees. To the side of the garden is a very useful utility area where the bins are stored, green house and oil tank are located. To the bottom of the garden are 3 good sized timber garden sheds.

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
WH1548 101024

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 round and the property is located on the left hand side.

What 3 Words: crockery.tropic.waking

Council Tax - Shropshire

The current Council Tax Band is 'C'. 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 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.