



FOR SALE

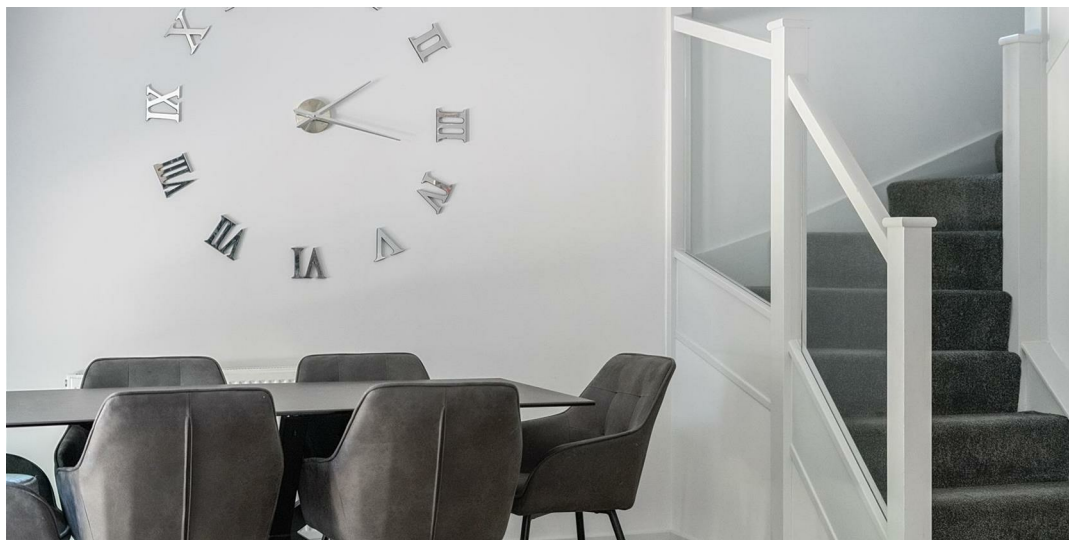
Fixed Asking Price £355,000

5 Berwick Close, Higher Heath, Shropshire, SY13 2FH

This wonderful detached family home is built and finished to a very high specification and has an excellent EPC rating of B. The property boasts efficient and spacious living accommodation to the ground floor, ample and spacious bedrooms and luxury bathrooms. The property is located at the end of the cul-de-sac with a generous driveway. There is a garage and access to the rear garden with a spacious patio area and lawn. The property is located within easy motoring distance of Whitchurch and Wem.



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



- Modern Detached family Home
- Finished to a High Spec
- Reception Hall, Cloaks with W.C
- Living Room / Diner, Breakfast Kitchen
- Utility Room, Air Source Heat Pump
- 4 Bedrooms, 2 bathrooms
- Parking for 4 / 5 Cars, Garage
- Enclosed Spacious Rear Garden

Location - Higher Heath

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

Halls are delighted with the instructions to offer 5 Berwick Close for sale by private treaty.

This wonderful detached family home is built and finished to a very high specification and includes Karndean flooring to the ground floor, Air Source heating and modern efficient double glazing. The property has an excellent EPC rating of B. The property comprises a spacious reception hall with under stairs store and a cloak room with low flush W.C and wash hand basin. There is a spacious living room / diner with double glazed window and double doors to the rear garden. There is a wonderful modern kitchen with a extensive work tops, integrated appliances, Franke boiler tap and a central island with breakfast bar. Off the kitchen is a useful utility room with a spacious pantry.

The stairs ascend to a spacious landing with an airing cupboard. The master bedroom overlooks the front and has a large fitted wardrobe and luxurious en-suite shower room. There are three further good sized bedrooms, two of these with double wardrobes. There is a luxury family bathroom with bath, separate shower, W.C and wash hand basin.

Outside

The property is located at the end of the cul de sac with a block paved drive suitable for 4 or 5 cars. The drive continues down the side of the house to the garage. There is access down the other side into the enclosed rear garden with a spacious extended paved patio area and lawn. The property benefits from useful outdoor electrical sockets to the front and rear, up/down dusk 'til dawn lighting which surrounds the building, as well as communal waste storage.



1 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



The Accommodation Comprises

- Ground Floor -
Hall

Cloak room / W.C

Living / Dining Room

Kitchen

Utility Room with Pantry

- First Floor -

Landing with Airing Cupboard

Master Bedroom

En-Suite Shower Room

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Schooling - Higher Heath

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Directions

Leave Whitchurch on the A41 towards Wolverhampton and proceed for approximately 3.7 miles into Higher Heath. Turn right into Heathwood Road and after about 100 metres turn right into Berwick Close and the property is located at the bottom of the cul de sac.

What 3 Words

///woodstove.snacks.plankton

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

WH1623 060525 (Draft Details)

Council Tax - Shropshire

The current Council Tax Band is 'D' on the Shropshire Council Register.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Services

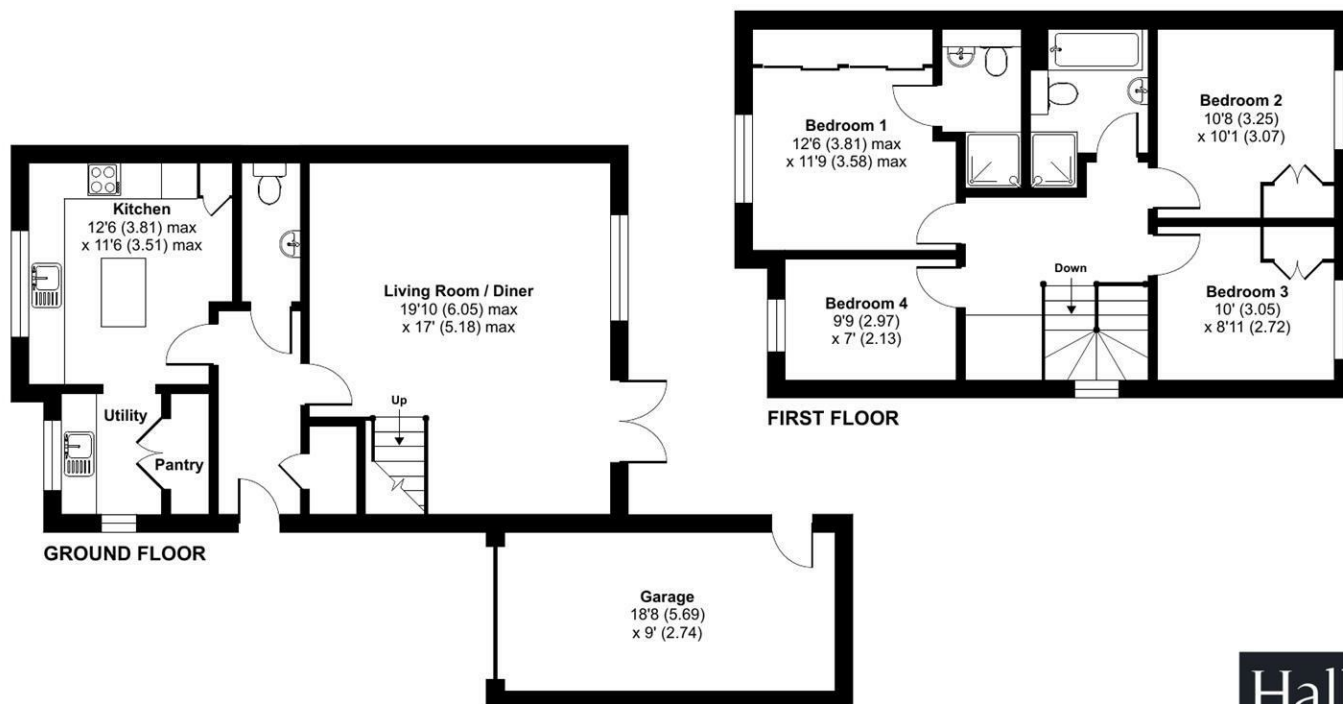
We believe that mains water, gas and drainage are available to the property. The heating is via an Air Source Heat Pump to the radiators.

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Approximate Area = 1274 sq ft / 118.3 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1442 sq ft / 133.9 sq m
For identification only - Not to scale

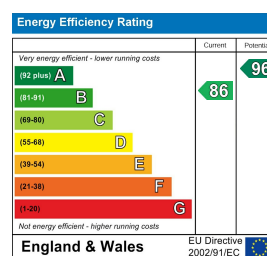


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1289554

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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 Ratings



01948 663 230

Whitchurch Sales

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