

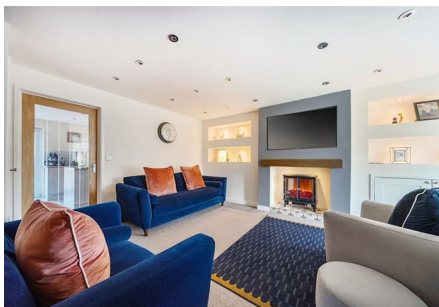


FOR SALE

Offers in the region of £315,000

3 Heywood Court, Ightfield, Whitchurch,
SY13 4DB

Nestled in the charming village of Ightfield, Whitchurch, this delightful detached house at Heywood Court offers a spacious reception room, filled with natural light, three well-proportioned bedrooms, a well-appointed bathroom, and kitchen/ diner. This is a peaceful location all while still being conveniently close to local amenities.



Whitchurch 4.7 Miles, Market Drayton 8.6 miles, Nantwich 11.3 miles, Shrewsbury 24.2 miles, Chester 25.7 miles. All distances are approximate.



- Immaculate Detached House
- Located in a Popular Village
- Hall, Cloakroom with W.C
- Living Room, Kitchen / Diner
- Three Bedrooms, Bathroom
- Front & Rear Gardens, Garage

Location

Heywood Court is situated in the sought after small country village of Lghtfield, being just under 5 miles from the large North Shropshire town of Whitchurch which has an excellent range of local shopping, recreational and educational facilities. There is a lovely walk from Lghtfield up to the next village Calverhall which has a local pub, village hall, sports club with tennis, cricket and bowls available.

The larger towns of Shrewsbury, Telford, Crewe, Nantwich and Wrexham, plus the cities of Chester and Stoke are all within commuting distance. Whitchurch also provides a main line rail link, with regular services to Shrewsbury and Crewe.

Brief Description

Halls are delighted to be instructed to sell 3 Heywood Court by private treaty.

This modern and well presented detached family house is located in the popular village of Lghtfield. The accommodation comprises an entrance hall with tiled floor, and coat hooks. There is door to the lounge and door to the cloakroom which comprises low flush W.C, wash hand basin and tiled floor. The living room has a feature wall with deep recessed display shelves and recess for flat screen TV above the fireplace which has an inset oak mantle. The lounge also has a bay window to the front. There is a door to understairs store and adjacent to that is the airing cupboard with storage space. The wonderful kitchen / diner which is directly off the living room comprises a wide range of base and wall mounted units, large central island with ceramic hob and cupboard space beneath. There are extensive worktop surfaces, integrated fridge / freezer, dishwasher, washing machine and dryer. There is also an electric oven and a wine cooler. The kitchen has a tiled floor, inset spot lights and windows and double doors to the rear garden and patio.

The stairs ascend from the living room to the first floor landing. There are three double bedrooms, all with fitted wardrobes and windows with views over the gardens and partial countryside views. There is a spacious family bathroom with roll top free standing bath, separate shower, low flush W.C and wash hand basin. The bathroom has floor and wall tiling and windows to the front. The property has double glazed windows and air source heating.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



Outside & Gardens

The property is accessed off the lane into Heywood Court. There is a drive with parking for 3 / 4 cars and the drive leads to a single garage with up and over door, power, lighting and side door to the garden. The front garden is laid to lawn and the rear garden has a paved patio area and large artificial lawn and is enclosed by close border fencing.

Directions

What 3 Words

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH16732 160126

Local Authority - Shropshire

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

Council Tax - Shropshire

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

Services - All

We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to radiators.

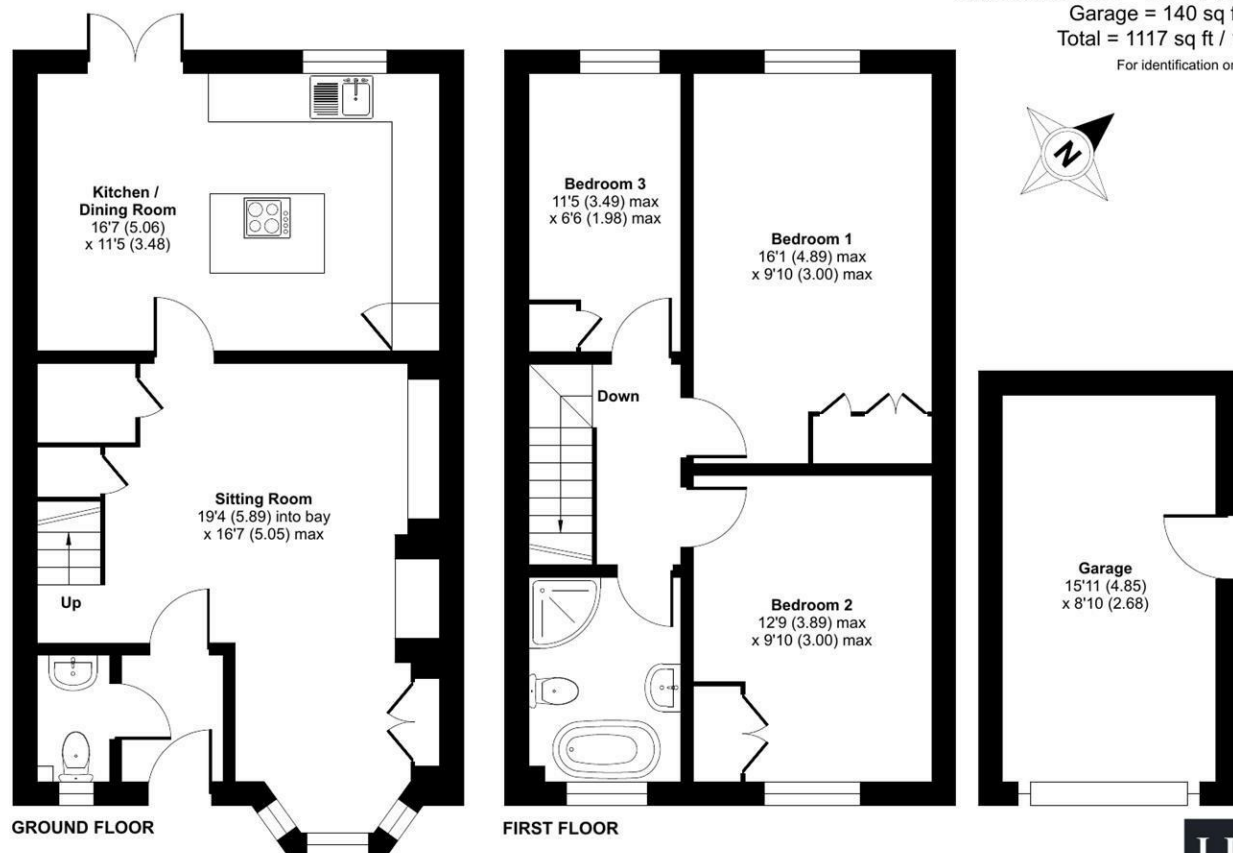
Tenure - Freehold

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

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Approximate Area = 977 sq ft / 90.7 sq m
Garage = 140 sq ft / 13 sq m
Total = 1117 sq ft / 103.7 sq m
For identification only - Not to scale

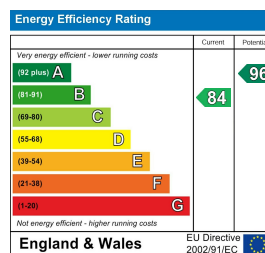


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1397941

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 Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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