

34 Woodlands Grove
Higher Heath Whitchurch
SY13 2JB

4 bedroom House - Detached property
Offers in the region of £369,995







*** IMPRESSIVE 4 BEDROOM FAMILY HOME WITH LARGE GARDEN ... NO CHAIN ***

An excellent opportunity to purchase this immaculately presented and tastefully finished 4 bedroom detached home - perfect for today's modern lifestyle. Ideal a growing family, work from home and those who love to entertain.

Occupying an enviable position in the heart of this popular semi rural village, ideally placed for commuters with ease of access to the A5/A49 network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, Lounge, Garden Room/Studio, Dining/Family Room, beautifully fitted Kitchen/Breakfast Room, Utility, Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, garage and excellent sized rear garden with Home office/Workshop and Summerhouse.

Viewing essential.

34 Woodlands Grove
Higher Heath Whitchurch
SY13 2JB





LOCATION

Higher Heath is a popular semi rural village nestled amid the A41 and A49 which provide excellent commuting to nearby Whitchurch, Wem, Shrewsbury, Nantwich, Chester, Telford and the M54 motorway network.

The nearby village of Prees which is located approximately 1 mile boasts a village store, medical centre and post office along with a request stop Railway Station with links to Shrewsbury, Crewe and London.

The busy market Town of Whitchurch is approximately 4 miles where you will find excellent eateries, public houses, supermarkets, independent stores and schools along with the Railway Station and the popular market Town of Wem is located just over 7 miles away.

For families with children there is an excellent bus service to numerous state and independent primary and secondary schools. Additionally there is regular bus service into Whitchurch and an hourly service to Shrewsbury.

RECEPTION HALL

Double glazed entrance door opens to Entrance Vestibule and leading through to the spacious Reception Hall which can provide a Study or reading area, having wooden flooring, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, decorative wood panelling, radiator.

LOUNGE

A lovely room with window to the front, attractive fire surround housing coal effect gas fire, media point, wooden floor covering, radiator. Planation shutter style doors opening to

GARDEN/HOBBIES ROOM

A great versatile space currently used as a studio with a delightful aspect over the garden, radiator and sliding patio doors leading onto sun terrace.

FAMILY/DINING ROOM

having window to the front with seating area, ample space for dining table radiator. Door directly into Utility.

KITCHEN/BREAKFAST ROOM

A beautifully appointed room, fitted with range of contemporary soft grey fronted shaker style units comprising of cupboards and drawers with solid wood work surface over and having integrated appliances

including dishwasher and fridge freezer. Range of full height units incorporating larder units, storage cupboards and drawers and twin side by side eye level oven and grill. Feature complementary island housing hob and additional storage beneath with over hang seating area. The ideal sociable space for those who love to cook and entertain and having window providing outlook over the garden. Recessed ceiling lights, wooden flooring, radiator, door to

UTILITY ROOM

with range of cupboards and storage units and having space for appliances. Service door to Garage and Garden.

FIRST FLOOR LANDING

From the Reception Hall, staircase leads to the First Floor Landing with access to roof space, Airing Cupboard and off which lead

PRINCIPAL BEDROOM

with range of inbuilt storage cabinetry and having window overlooking the front, radiator.

EN SUITE SHOWER ROOM

with large walk in shower with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

BEDROOM 2

A generous double room with built in wardrobe, radiator. Window overlooking the front.

BEDROOM 3

with window to the rear with pleasant aspect over the garden, built in wardrobe, radiator.

BEDROOM 4

having window to the front, built in storage cupboard, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage beneath. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is set back from the road and approached over decorative moulded tarmac driveway with parking for several cars and leading to the garage with up and over door, power and lighting and personal door to the garden and utility.

The Front Garden is laid to shaped lawn with shrub beds. Side pedestrian access leads around to the excellent sized Rear Garden which is the perfect space for a growing family or those who love to



entertain, extensively laid to lawn with well stocked flower, shrub and herbaceous beds and inset specimen trees. Large paved sun terrace ideal for dining alfresco.

For those who work from home or require some chill and relax space there is an excellent Home Office/Garden Room with power and lighting and a Summerhouse.

GENERAL INFORMATION.

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable

'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



Judy Bourne

Director at Monks

Judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

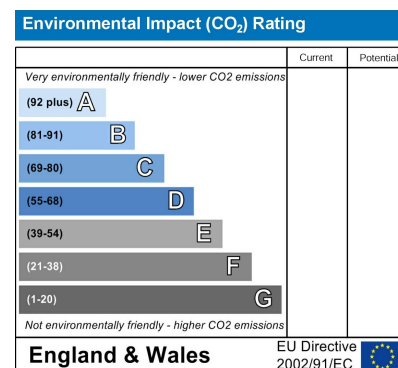
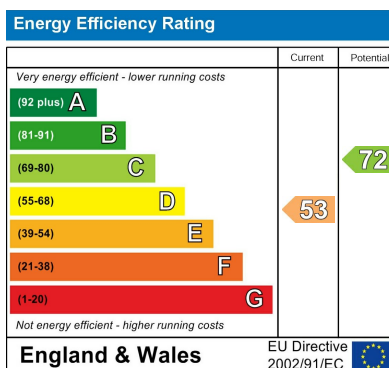
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.