



Utility
6'8 (2.04)
x 4'6 (1.37)

Store
7'1 (2.15)
x 6'8 (2.04)

Conservatory
15'9 (4.80)
x 11'6 (3.50)

Boot Room
7'1 (2.16)
x 6'9 (2.07)

Kitchen
15'5 (4.70) max
x 14'7 (4.44) max

Bedroom 1
19'5 (5.91)
x 12' (3.66)

Bedroom 2
11'9 (3.59)
x 10'7 (3.23)

Bedroom 3
10'8 (3.26)
x 10'2 (3.11)

Reception Room
27'3 (8.30) to bay
x 15'7 (4.74) max

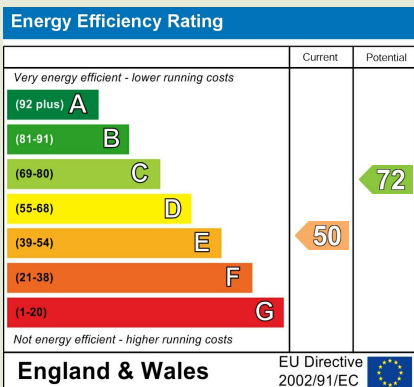
Garage
21'11 (6.68)
x 18'9 (5.71)

GROUND FLOOR

Approximate Area = 1697 sq ft / 157.6 sq m
Garage = 411 sq ft / 38.2 sq m
Total = 2108 sq ft / 195.8 sq m
For identification only - Not to scale



BRERETON HEATHWOOD ROAD HIGHER HEATH | WHITCHURCH || SY13 2HH



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

01948 663230 ✉ whitchurch@halls.gb.com

www.halls.gb.com

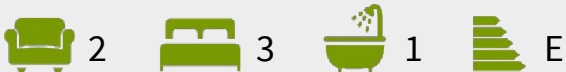


Brereton is a spacious detached single storey family home measuring over 1,600ft². The property comprises an entrance hall, lounge / diner, breakfast kitchen, conservatory, laundry & store room, cloaks with W.C, three double bedrooms and a family bathroom. The home has oil fired heating via and double glazed windows. There are large landscaped gardens to approx. 3/4 of an acre designed by a gardener from Kew Gardens.

Offers in the region of £450,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- **Mature Detached Spacious Bungalow**
- **Large Landscaped Gardens**
- **Designed by a Kew Gardens Landscaper**
- **Spacious Versatile Family Accommodation**
- **Village Location, Detached Double Garage**
- **Viewing Highly Recommended**

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 to be instructed to sell Brereton by private treaty.



Brereton is a spacious detached family house situated on a large plot of approx. 3/4 of an acre. The property has beautiful gardens that were landscaped by a former owner who was a landscape gardener at Kew Gardens. The property comprises a reception hall wood laminate flooring and doors to all of the principle rooms. There is a large lounge / diner with feature fire place and windows to the front and side and double doors to the gardens. It has a breakfast kitchen with a wide range of base and wall mounted units, work tops and a drainer sink unit. There is an oil fired Rayburn range oven which also the domestic hot water and central heating. There is also a second lpg hob and electric double oven.

From the kitchen there is a door to a lobby area which gives access to the conservatory and the cloakroom with W.C, wash hand basin and window. The large conservatory has double glazed windows and doors overlooking the gardens and has a clear glass roof ideal for looking up at the stars at night. Off the conservatory is a useful store room and separate laundry room with plumbing for a washing machine, space for a tumble dryer and drainer sink unit.

The master bedroom is located off the hall and has windows that overlook the front garden. There is ample space for wardrobes and there is a small vanity space and wash hand basin. The second bedroom is to the front and has a fitted wardrobe and window and the third bedroom is to the rear and has space for a wardrobe and window to the rear gardens, The bathroom comprises panelled bath, separate shower, W.C and vanity unit with wash hand basin. It als has a bidet and windows to the rear. The property has oil fired heating and double glazed windows.



OUTSIDE & GARDENS

Brereton is accessed from Heathwood Road to a gravelled drive with turning area to the front of the house. There is a large front garden laid to lawn with mature flower borders with a wide variety of spring bulbs, of plants, trees and shrubs. The drive continues down the side of the property to the detached double garage which has two up and over doors, power and lighting. The garage also has a side door into the gardens.

The large rear garden is beautifully designed and comprises a large block paved seating area to the rear of the house, lawns, flower borders, kitchen gardens, greenhouse, garden seat and to the bottom of the garden is a hidden utility area with large shed and composting area. The gardens also have a wide selection of Spring bulbs including over 40 varieties of Snowdrops. There are specimen plants trees and shrubs and gardeners you will be in your element!

PLANNING

Planning was granted in April 2023 to demolish the current garage and to erect a stand alone individual bungalow at the bottom of the garden. Planning will shortly expire but should any prospective buyers wish to re apply Halls Planning Department will be available to assist.

Planning Number 23/0434/FUL

DIRECTIONS

From Whitchurch drive south on the A49/A41 and at the Prees Heath roundabout take the 2nd exit for Shrewsbury. Drive down the road for about 1 mile and turn left into Manor House Lane and take the 2nd left which is into Heathwood Road and the property is about 800 metres up on the right hand side.

WHAT 3 WORDS

///albatross.stray.thin



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.

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.

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

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired Rayburn to radiators.

TENURE - FREEHOLD

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1768 260326