Barbers

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Clinton, Heathwood Road, Higher Heath, SY13 2HH

Offers in the Region of

£275,000

Situated in Higher Heath, this bright and spacious three-bedroom semi-detached home offers versatile living accommodation, a generous rear garden, driveway and garage. With plenty of natural light and fantastic potential for modernisation, it's an ideal opportunity to create a wonderful family home.

Clinton, Heathwood Road, Higher Heath, SY13 2HH

Overview

- **Three-bedroom semi-detached property**
- **Bright and spacious accommodation throughout**
- **Generous lounge and separate dining room**
- **Kitchen and downstairs bathroom**
- **Generous rear garden with patio and established planting**
- **Driveway providing off-road parking and single garage**
- **Fantastic potential for modernisation and personalisation**
- **EPC TBC**
- **Council tax band C**
- **Freehold**



Situated in the residential area of Higher Heath, this bright and spacious three-bedroom semi-detached home offers versatile living accommodation, generous outdoor space and fantastic potential for buyers looking to put their own stamp on a property.

The property benefits from large windows throughout, allowing an abundance of natural light to fill the rooms and creating a wonderfully bright and airy feel. The ground floor offers a spacious lounge, a separate dining room and an additional reception room, currently utilised as a bedroom, providing flexibility to suit a variety of needs. There is also a kitchen and a downstairs bathroom, complete with a bath and overhead shower.
To the first floor are two well-proportioned bedrooms, along with a further room connecting the two, which could make an ideal nursery, dressing room or home office, depending on individual requirements.

Externally, the property comes into its own with a generous rear garden featuring a patio area, established planting and plenty of space to enjoy outdoor living. To the front is a lawned garden, driveway providing off-road parking and a single garage.

Whilst the property would benefit from some modernisation and updating, it offers excellent potential to create a wonderful family home. With its generous proportions, flexible layout and
delightful garden, this is a fantastic opportunity for buyers seeking a home they can make their own.



Location

Higher Heath stands approximately 2 miles from the village of Prees which benefits from a convenience store/post office, newsagents, doctors' surgery, hairdressers, recreational facilities, railway station and a highly regarded primary school. The busy market town of Whitchurch is only four miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.

TENURE
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY
Council Tax Band C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES
We are advised that mains electricity, water and drainage are available. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/









VIEWING
By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

DIRECTIONS
From Whitchurch proceed towards Whixall via Alkington Road, leading through Alkington then into Whixall. Continue past the Platt Lane crossroads and the property can be found after a short distance on the left-hand side immediately before the chapel.

PROPERTY INFORMATION
We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE
EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE
For Sale by Private Treaty.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH41107 201026



LOUNGE
17' x 15' (5.18m x 4.57m)

KITCHEN
13' 6" x 9' 8" (4.11m x 2.95m)

DINING ROOM
12' 3" x 9' 4" (3.73m x 2.84m)

DOWNSTAIRS BEDROOM/RECPTION ROOM
10' 6" x 9' 9" (3.2m x 2.97m)

UTILITY ROOM
12' 4" x 11' 8" (3.76m x 3.56m)

BATHROOM
7' 4" x 6' (2.24m x 1.83m)

BEDROOM ONE
18' x 13' (5.49m x 3.96m)

BEDROOM TWO
13' 6" x 11' 4" (4.11m x 3.45m)

NURSERY/DRESSING ROOM
9' 8" x 9' 8" (2.95m x 2.95m)

SINGLE GARAGE
16' 2" x 8' 7" (4.93m x 2.62m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.