Barbers

Helping *you* move

1 Halifax Close, Higher Heath, SY13 2FL

Offers in the Region of

£260,000

Set within a quiet development in the popular area of Higher Heath, this beautifully presented three-bedroom detached home offers modern, move-in-ready family living with a bright hall and cloakroom, a stylish kitchen/diner with French doors to the garden flowing into a cosy lounge, three well-proportioned bedrooms including a principal with built-in wardrobe and en suite and a modern family bathroom. There is also a good-sized enclosed rear garden with lawn, patio, decked and gravel areas, and a brick-paved driveway providing parking for two vehicles.

www.barbers-online.co.uk

Tel: 01948 667272

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Overview

- Modern Detached House
- Three Bedrooms
- Quiet cul-de-sac location
- Beautifully Presented
- Open Plan Kitchen/Diner
- Cosy Lounge
- Master En Suite and Family Bathroom
- Good Size South Facing Rear Garden
- Driveway Parking
- EPC B, Council Tax Band D

Tucked away on a small development in the popular area of Higher Heath, this beautifully presented three-bedroom detached family home offers modern living in a peaceful setting. The ground floor welcomes you with a bright entrance hall and convenient cloakroom, leading through to a stylish kitchen/diner – perfect for everyday family life and entertaining alike. French doors open directly onto the rear garden, allowing natural light to flood the space and seamlessly connecting indoor and outdoor living. The kitchen/diner flows into a cosy lounge, creating a warm and inviting atmosphere ideal for relaxing evenings. Upstairs, the property offers three bedrooms, including two doubles and a comfortable single. The principal bedroom currently houses a super king size bed and benefits from a built-in wardrobe and a contemporary en suite shower room. A modern family bathroom serves the remaining bedrooms. Outside, the good-sized south facing enclosed rear garden provides a fantastic space for families and entertaining, featuring a lawn, paved patio, and decked and gravel areas for versatile outdoor living. To the side of the property, a brick-paved driveway offers off-road parking for two vehicles. A superb opportunity to acquire a stylish, move-in-ready family home in a popular residential location.

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 D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES
We are advised that mains electricity, water and drainage are available. Air Source 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/

MANAGEMENT COMPANY
We are advised that there is management company set up and the service charge is approximately £164.22 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

VIEWING
By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS
From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on and take the left turn into Victory Avenue. Then follow the road around into Halifax Close where the property can be found on the left hand side.

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 B. 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.
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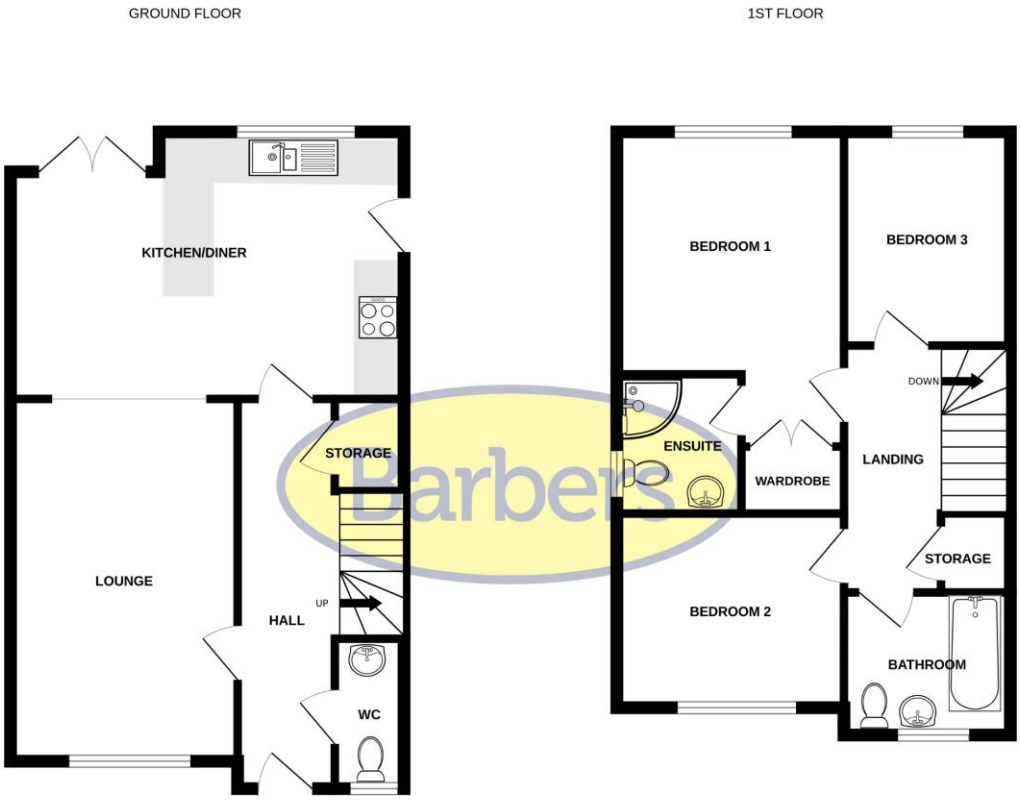

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE
16' 9" x 10' 6" (5.11m x 3.2m)

KITCHEN/DINER
18' 2" x 12' 4" (5.54m x 3.76m)

MASTER BEDROOM
13' 5" x 9' 3" (4.09m x 2.82m) excluding doorway

ENSUITE
6' 2" x 5' 8" (1.88m x 1.73m)

BEDROOM TWO
10' 6" x 9' 0" (3.2m x 2.74m)

BEDROOM THREE
9' 7" x 8' 5" (2.92m x 2.57m)

BATHROOM
7' 2" x 6' 8" (2.18m x 2.03m)

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.