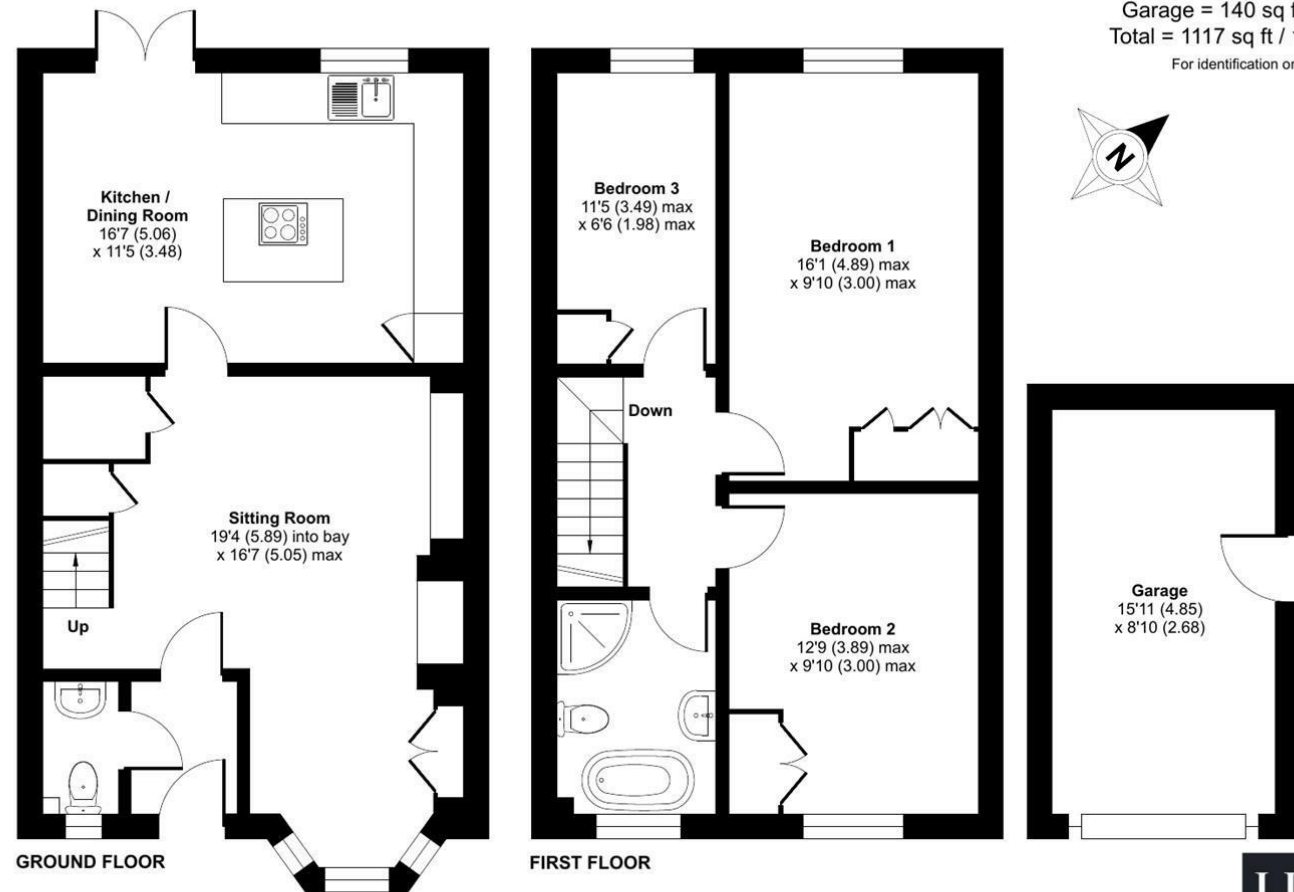


Approximate Area = 977 sq ft / 90.7 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1117 sq ft / 103.7 sq m
 For identification only - Not to scale



3 HEYWOOD COURT IGHFIELD | WHITCHURCH | SY13 4DB



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

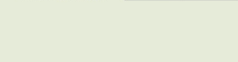
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.



Halls 1845 WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

01948 663230 ✉ whitchurch@hallsgb.com

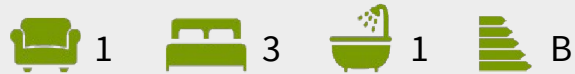
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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars 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.

Fixed Asking Price £300,000



- Immaculate Detached House
- Located in a Popular Village
- Very Well Presented
- Large Enclosed Rear Garden
- Viewing Highly Recommended
- Private Drive and Garage

LOCATION

Heywood Court is situated in the sought after small country village of Ightfield, 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 Ightfield 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 Ightfield. 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.



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.