



## 69 TWEMLOWS AVENUE


| WHITCHURCH || SY13 2HD



This is an excellent opportunity to acquire a detached well presented and extended bungalow with NO CHAIN. It comprises a spacious hall, lounge, kitchen diner, utility, rear porch / conservatory and a W.C. There are two double bedrooms, bathroom and a wet room. It has oil heating and double glazed windows. There are gardens to the front and rear, kitchen garden and detached garage with work shop and large carport suitable for a caravan / motorhome.

**Offers in the region of £315,000**



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- Detached Spacious Bungalow
- No Upward Chain
- Village Location
- Front & Rear Gardens
- Two Garages, Carport
- Parking for Many Cars

### 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 69 Twemlows Avenue by private treaty.

There is a canopied front entrance porch with a front door that opens into a spacious entrance hall. There is a living room to the front with picture window and an open fire. There is a kitchen diner with range of base and wall mounted units, work top surfaces and a drainer sink unit. The kitchen has an integrated larder fridge, window to the garden and a floor mounted oil fired boiler. Off the kitchen is the extension where there is a utility room with space and plumbing for a dishwasher and washing machine. There is a chest freezer, work tops and window to the side. Off the utility is a cloakroom with W.C and wash hand basin and a separate wet room with shower, radiator and window to the side. Also off the kitchen is a rear porch / conservatory with access to the drive and rear gardens.

Off the hall are two double bedrooms with the main bedroom at the front having fitted wardrobes and bedroom furniture and a double glazed picture window. Bedroom two is to the rear and has sliding patio doors to the rear garden. Off the hall is a bathroom with panelled bath, W.C and wash hand basin. The property has oil fired heating and double glazed windows.



### OUTSIDE & GARDENS

The property is accessed off Twemlows Avenue through a set of gates leading to the drive. There front garden is laid to lawn and there is a path to the front door. The drive continues down the side of the house to the garage and carport at the bottom of the garden. There is a spacious and enclosed rear garden with mature sculpted conifer hedge, lawns and seating area. To the bottom of the garden is a kitchen garden area with greenhouse and garden store shed.

### GARAGE & CARPORT

At the end of the drive is a large detached garage block with garage with power, roller shutter door and lighting. There is storage in the roof space and a door at the back of the garage to the workshop. Adjacent to the garage is a large carport designed for a caravan. There is also a second detached sectional garage.

### DIRECTIONS

Leave Whitchurch on the A41 towards Wolverhampton and proceed for approximately 3.7 miles into Higher Heath. Turn right into Heathwood Road. After about 500 metres turn right into Twemlows Avenue and follow the road round and the property is located on the left hand side.

### WHAT 3 WORDS

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### 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.

### LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1797 060526

### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'C' 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 boiler to radiators.

### TENURE - FREEHOLD

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

Approximate Area = 970 sq ft / 90.1 sq m

Garage = 345 sq ft / 32.1 sq m

Total = 1315 sq ft / 122.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Halls. REF: 1457985

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	<b>73</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



**WHITCHURCH SALES**

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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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.