



Helping *you* move



**Delamere, Mill Lane, Higher Heath, SY13 2HR** Offers in the Region of **£200,000**

Set within the village of Higher Heath, this semi-detached bungalow offers good commuting links, two bedrooms, spacious living areas, generous gardens, off-road parking, a single garage and clear potential for updating throughout, and is offered with no upward chain.

# Delamere, Mill Lane, Higher Heath, SY13 2HR

## Overview

- Semi-detached bungalow
- Two generously sized bedrooms
- Popular village location
- Requires updating
- Offered with no upward chain
- Kitchen/diner with plenty of storage
- Generous lounge
- Off road parking and a single garage
- EPC D, Council tax band B



A semi-detached bungalow located in the village of Higher Heath, offering good commuting links and plenty of scope for modernisation. The layout includes a spacious lounge to the right of the entrance hall and a generous kitchen/diner at the rear with ample storage and clear potential for updating. There are two good-sized bedrooms and a family bathroom that also requires refurbishment. A garden room at the rear provides direct access to the garden.

The property enjoys a great-sized rear garden, a front garden, off-road parking and a single garage. Offered with no upward chain, it presents an excellent opportunity for buyers looking to put their own stamp on a home in a well-connected village setting.

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

#### SERVICES

We are advised that mains electricity, water and drainage are available. Electric Storage Heaters. 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, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch travel on the A41 towards Newport, shortly after passing Pine Lodge Garage turn right and then immediate left into Mill Lane, continue on and the property can be found shortly after 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 D. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

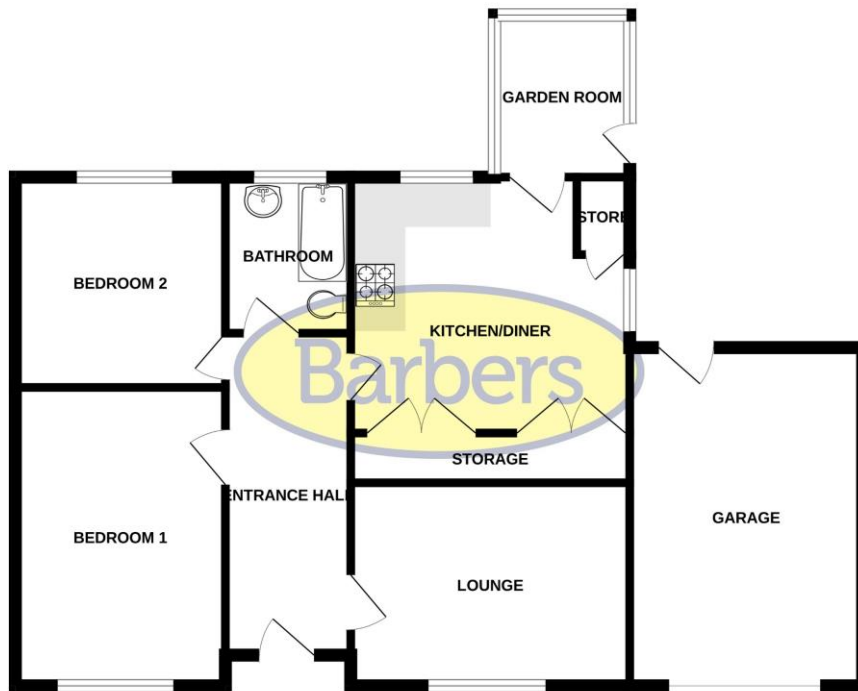
For Sale by Private Treaty.

#### 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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GROUND FLOOR



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.  
Made with Metropix v2020

**KITCHEN/DINER**

12' 8" x 12' 2" (3.86m x 3.71m)

**BATHROOM**

8' 8" x 5' 8" (2.64m x 1.73m)

**LOUNGE**

13' 8" x 12' 8" (4.17m x 3.86m)

**SINGLE GARAGE**

17' x 10' 6" (5.18m x 3.2m)

**GARDEN ROOM**

7' 4" x 6' 2" (2.24m x 1.88m)

**BEDROOM ONE**

13' 7" x 9' 7" (4.14m x 2.92m)

**BEDROOM TWO**

13' 8" x 8' 9" (4.17m x 2.67m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**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 buy, please contact us before viewing the property.