Barbers

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8 Manor Place, Higher Heath, SY13 2HW

Offers in the Region of

£180,000

Situated in the popular area of Higher Heath, this three-bedroom semi-detached home offers a Lounge, Kitchen/Diner, ground floor WC and Family Bathroom. Benefiting from a good-sized rear garden, driveway parking and useful brick storage shed, ideal for first-time buyers and families.

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Overview

- Three-Bedroom Semi-Detached Home
- Pleasant Position on the Edge of a Cul-de-Sac
- Spacious Kitchen/Diner with Separate Ground Floor WC
- Two Double Bedrooms and One Single Bedroom
- Driveway Providing Off-Road Parking
- Useful brick shed
- Ideal for First-Time Buyers and Families
- EPC TBC
- Council tax band B
- Freehold



Situated in the popular residential area of Higher Heath, this good sized three-bedroom semi-detached home offers versatile accommodation, making it an ideal choice for first-time buyers, growing families or those looking to take their next step on the property ladder. Occupying a pleasant position on the edge of a cul-de-sac, the property benefits from excellent road links, providing convenient access to local amenities and surrounding towns.

The accommodation begins with a welcoming Entrance Hall, leading through to a comfortable Lounge, perfect for relaxing and unwinding. To the rear, a spacious Kitchen/Diner provides an ideal setting for everyday family meals and entertaining, while a separate WC offers valuable added practicality. To the first floor are three bedrooms, comprising two generously sized doubles and a single bedroom, which could also serve as a home office or nursery. A Family Bathroom completes the accommodation.

Externally, the property enjoys a good-sized rear garden mainly laid to lawn, offering a pleasant outdoor space for relaxing, entertaining or family activities. To the front, a driveway provides off-road parking alongside a lawned garden, while a useful brick storage shed can be found to the side of the property.

Offering comfortable and versatile living accommodation, practical outdoor space and a convenient location, this property presents a fantastic opportunity for buyers looking to put their own stamp on a home and make it 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 4 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, Birmingham and London 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. Air source heat pump. 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.

METHOD OF SALE
For Sale by Private Treaty.









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
Leave Whitchurch on the A49 towards Shrewsbury, just before Holly Farm garden centre turn left into Manor House Lane, continue on past the turning for Heathwood Road, the property can be found on the left side just after the turning for Manor Place.

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.

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.

WH41076 211026



LOUNGE
12' 7" x 12' 5" (3.84m x 3.78m)

KITCHEN/BREAKFAST ROOM
15' 8" x 9' 3" (4.78m x 2.82m)

DOWNSTAIRS WC
4' 9" x 2' 5" (1.45m x 0.74m)

BEDROOM ONE
12' 6" x 9' 3" (3.81m x 2.82m)

BEDROOM TWO
12' 5" x 9' 9" (3.78m x 2.97m)

BEDROOM THREE
8' 7" x 8' (2.62m x 2.44m)

BATHROOM
6' x 5' 5" (1.83m x 1.65m)

BRICK SHED
8' 9" x 6' 25" (4.57m x 2.46m)

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.