



SITRA | HEATHWOOD ROAD

HIGHER HEATH | WHITCHURCH | SHROPSHIRE | SY13 2HH



Tucked away at the end of a shared private driveway, this spacious detached single-storey residence extends to approximately 1,300 sq ft and offers beautifully presented, versatile accommodation, generous parking and delightful private gardens, all in a peaceful setting. There is a large drive, garage and the property backs onto fields.

Offers in the region of £360,000



- **Spacious Detached Single Storey Home**
- **Ample Parking for over Ten Vehicles**
- **Spacious & Versatile Accommodation**
- **Large Rear Gardens backing onto a field**
- **Popular Village Location**
- **Good access to the A41 & A49**

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 Sitra by private treaty.



There is a canopied front entrance porch and front door that opens to a welcoming reception hall leads into a bright and comfortable lounge, providing an ideal space to relax, whilst the separate dining room offers an excellent setting for entertaining family and friends. Adjoining the dining room is a charming conservatory which enjoys attractive views over the rear garden and creates an additional reception area that can be enjoyed throughout much of the year.

The modern fitted kitchen is well appointed with an extensive range of cupboards and worktop space, complemented by integrated appliances, making it both practical and stylish. Beyond the kitchen is a useful study area, ideal for those working from home, together with a utility room providing additional storage, laundry facilities and direct access to the rear garden. Leading from the study is an enclosed porch/lobby, offering a pleasant seating area to enjoy the peaceful surroundings.

The bedroom accommodation comprises two generous double bedrooms, both offering excellent proportions, together with a contemporary shower room featuring a large walk-in shower, wash hand basin, low-level WC and an attractive tiled floor.



OUTSIDE & GARDENS

Externally, the property is equally impressive. A substantial driveway provides off-road parking for at least ten vehicles and leads to a long double-length garage, offering excellent storage or workshop potential.

The rear garden is a particular highlight, being predominantly laid to lawn with a spacious decked seating area, ideal for outdoor dining and entertaining. A powered garden shed provides additional storage or workspace, whilst a private paved seating area to the side of the property offers another secluded spot to relax. To the rear, the garden enjoys an open outlook across fields utilised as a nursery by the neighbouring garden centre, creating an attractive green backdrop.

Offering spacious accommodation, excellent parking, versatile living space and delightful gardens, this superb detached bungalow presents a rare opportunity for purchasers seeking peaceful single-storey living in a tucked-away yet convenient location.

DIRECTIONS

From Whitchurch drive south on the A49/A41 and at the Prees Heath roundabout take the 2nd exit for Shrewsbury. Drive down the road for about 1 mile and turn left into Manor House Lane and take the 2nd left which is into Heathwood Road and the property is about 700 metres up on the right hand side. Drive down the shared private drive and the property is located at the bottom on the right 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

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'D' on the Shropshire Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1837 100726

SCHOOLING - HIGHER HEATH

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

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

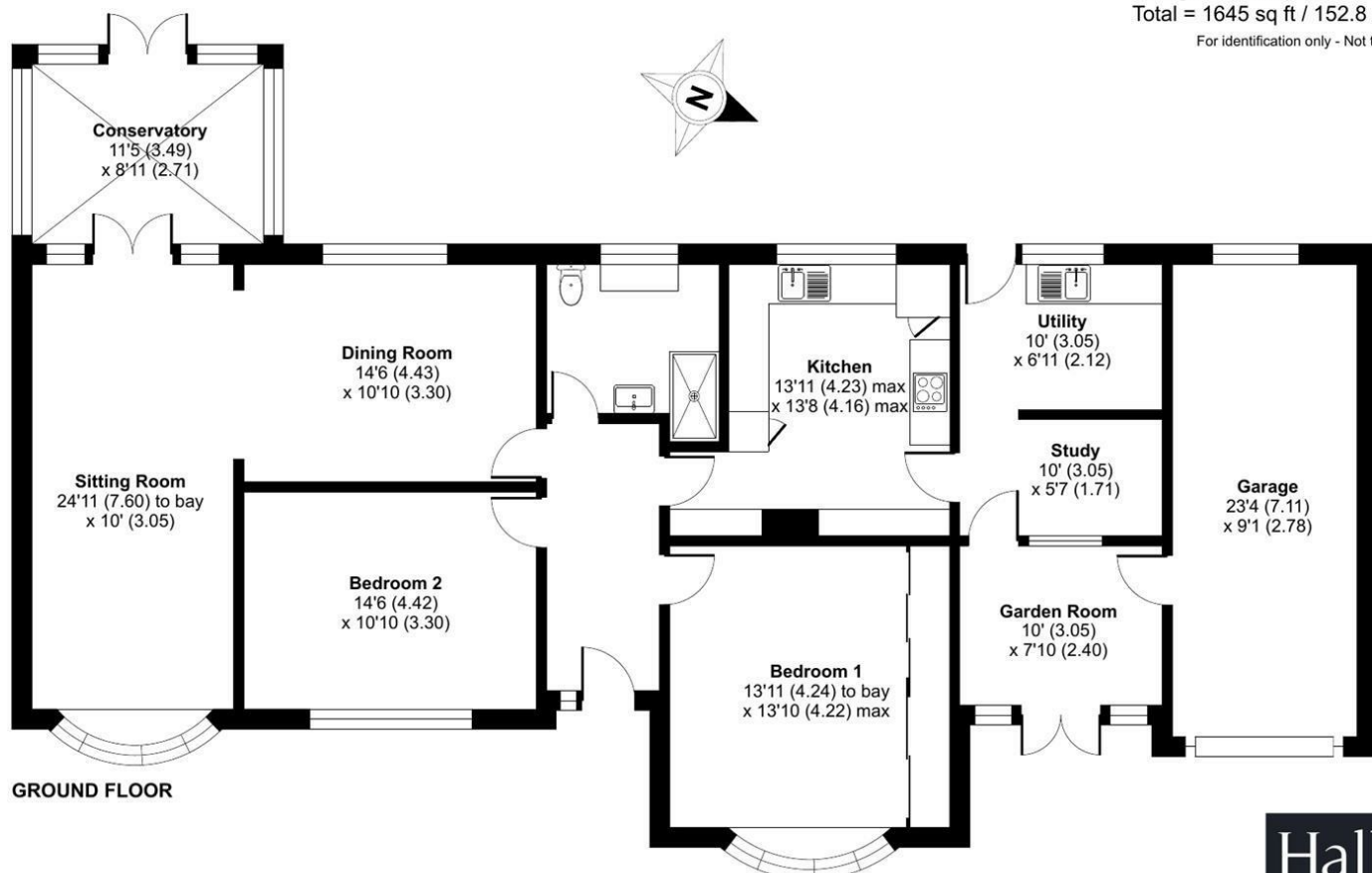
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 1432 sq ft / 133 sq m

Garage = 213 sq ft / 19.8 sq m

Total = 1645 sq ft / 152.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2026. Produced for Halls. REF: 1496599



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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.



WHITCHURCH SALES

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