



Helping *you* move



**Honeybrook, Heathwood Road, Higher Heath, SY13 2HF** Offers in the Region of **£295,000**

A good size three bedroom semi-detached bungalow situated in a quiet location in the popular area of Higher Heath and with the added benefit of a SELF CONTAINED ONE BEDROOM ANNEXE.

# Honeybrook, Heathwood Road, Higher Heath, SY13 2HF

## Overview

- Superb Semi-Detached Bungalow
- Three Bedrooms
- Self-Contained One Bedroom Annexe
- Attractive Gardens
- Lounge
- Kitchen/Breakfast Room
- Family Bathroom
- Council Tax Band A
- EPC E
- Viewing Recommended



## 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, three 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.

## Brief Description

Honeybrook is a good size three bedroom semi-detached bungalow situated in a quiet location in the popular area of Higher Heath and with the added benefit of a self contained one bedroom annexe making it ideal for two generations of a family looking to live together. The accommodation includes an Entrance Hall, Lounge, generous Kitchen/Breakfast Room, Three Bedrooms and a modern Family Bathroom. The annexe comprises Lounge, Bedroom, Kitchen and Shower Room. Externally, there is a lovely front garden, mainly laid to lawn with a paved patio area and well stocked borders filled with an abundance of established shrubs, plants and trees. There is also a good size yard to the rear.



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

#### SERVICES

We are advised that mains water, drainage and electricity are available. LPG central heating. 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.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on and the property can be found on the left hand side, shortly after the turning for Woodlands Grove.

#### 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 E. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

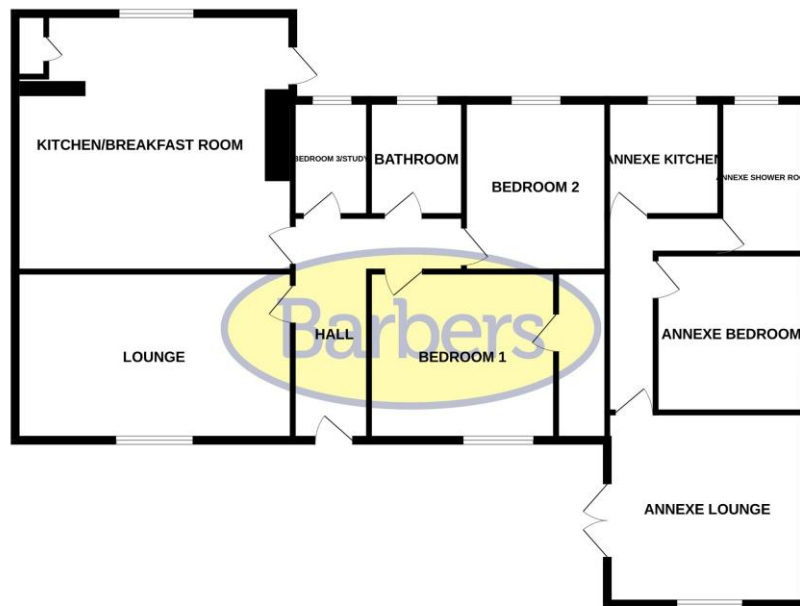
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

#### AGENTS NOTE

The current owners have a licence to occupy the private lane which they currently use for parking. Please contact our office for more information.

WH32538 270120271123

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 is made as to their operability or efficiency can be given.  
Made with Metropix 02/2023

**LOUNGE**

19' 8" x 11' 5" (5.99m x 3.48m)

**KITCHEN/BREAKFAST ROOM**

17' 6" x 15' 5" (5.33m x 4.7m)

**BEDROOM ONE**

13' 6" x 11' 5" (4.11m x 3.48m)

**BEDROOM TWO**

12' 10" x 10' 3" (3.91m x 3.12m)

**BEDROOM THREE/STUDY**

6' 9" x 5' 6" (2.06m x 1.68m)

**BATHROOM**

7' 2" x 7' 9" (2.18m x 2.36m)

**ANNEXE:**

**LOUNGE**

13' 6" x 13' 1" (4.11m x 3.99m)

**KITCHEN**

7' 3" x 6' 7" (2.21m x 2.01m)

**BEDROOM**

12' 3" x 10' 5" (3.73m x 3.18m)

**SHOWER ROOM**

10' 1" x 6' 5" (3.07m x 1.96m)

## 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)

**Barbers**

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.