



Helping *you* move



Cumberbatch, Lower Heath, SY13 2BT

Offers in the Region of
£380,000

A great size four bedroom detached house with generous driveway and spacious gardens, situated in the popular rural area of Lower Heath.

Cumberbatch, Lower Heath, SY13 2BT

Overview

- Great Size Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen, Utility Room
- Family Bathroom
- Spacious Driveway
- Generous Plot with Good Size Gardens
- Rural Location
- EPC D
- Council Tax Band D



Location

The property is located within the rural hamlet of Lower Heath which has a highly regarded Primary School which currently has an OFSTED rating of good in all areas. The market towns of Whitchurch, Market Drayton and Wem are about 7 miles away, whilst the villages of Hodnet and Prees offering local shops and various facilities are approximately 3 miles away. The county town of Shrewsbury is within 15 miles.

Brief Description

This spacious detached family home is situated in the popular rural area of Lower Heath which benefits from a highly regarded primary school. Set on a good size plot with a generous driveway and attractive gardens, this fantastic property offers well presented accommodation with the ground floor comprising Entrance Porch, Dining Room, Lounge, Kitchen, Utility Room, Cloakroom with WC and Bedroom. The first floor provides Three Further Bedrooms and a Family Bathroom. Outside, the property is approached over a large driveway providing ample parking space for several vehicles and there are attractive lawned gardens to both the front and rear. This really is a lovely family home and viewing is highly recommended to fully appreciate everything it has to offer.



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

SERVICES

We are advised that mains electricity is available. Private drainage. Air Source heating. There is a shared mains water supply with the neighbouring business Harry West. Call our office for more information. 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



DIRECTIONS

From Whitchurch head out on the A49 towards Shrewsbury, pass the village of Prees and continue through Prees Green, take the left hand turn onto the B5065, sign posted Lower Heath Primary School, continue down this road for and the property can be found on the left hand side immediately after the turning for Harry West.

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

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

METHOD OF SALE

For Sale by Private Treaty.

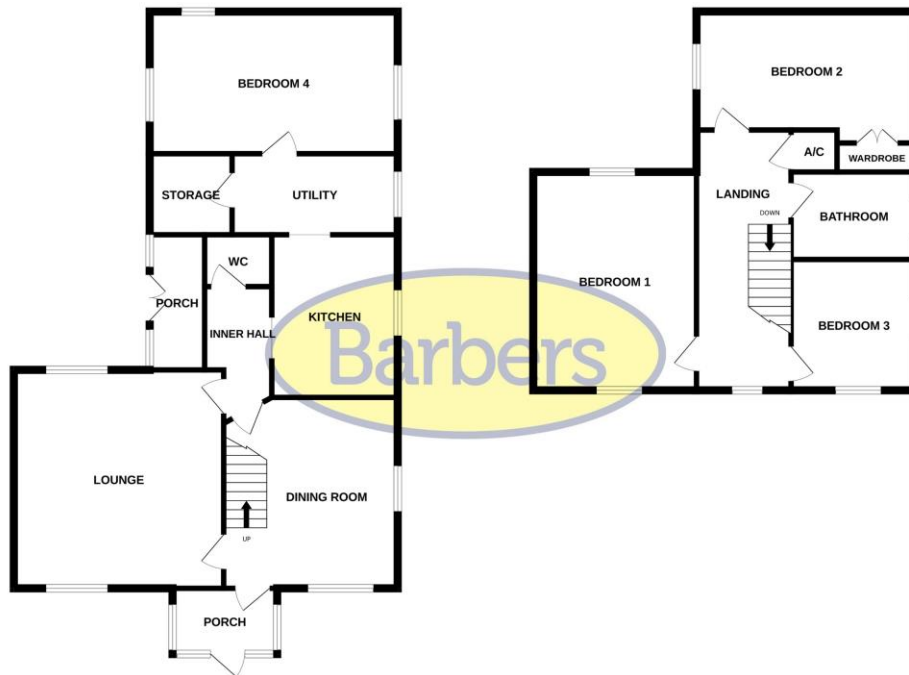
AML REGULATIONS

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.

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GROUND FLOOR

1ST 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.
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DINING ROOM

13' 9" x 12' 8" (4.19m x 3.86m)

LOUNGE

15' 6" x 15' 3" (4.72m x 4.65m)

KITCHEN

11' 9" x 9' 0" (3.58m x 2.74m)

UTILITY ROOM

10' 5" x 5' 9" (3.18m x 1.75m)

BEDROOM FOUR

17' 5" x 10' 4" (5.31m x 3.15m)

MASTER BEDROOM

16' 1" x 11' 8" (4.9m x 3.56m) max

BEDROOM TWO

14' 4" x 8' 6" (4.37m x 2.59m) excluding wardrobes

BEDROOM THREE

9' 4" x 9' 2" (2.84m x 2.79m)

FAMILY BATHROOM

9' 1" x 6' 1" (2.77m x 1.85m)

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

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Email: 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.