

**Barbers**

Rose Villa, 91 Twemlows Avenue,  
Higher Heath, SY13 2HD

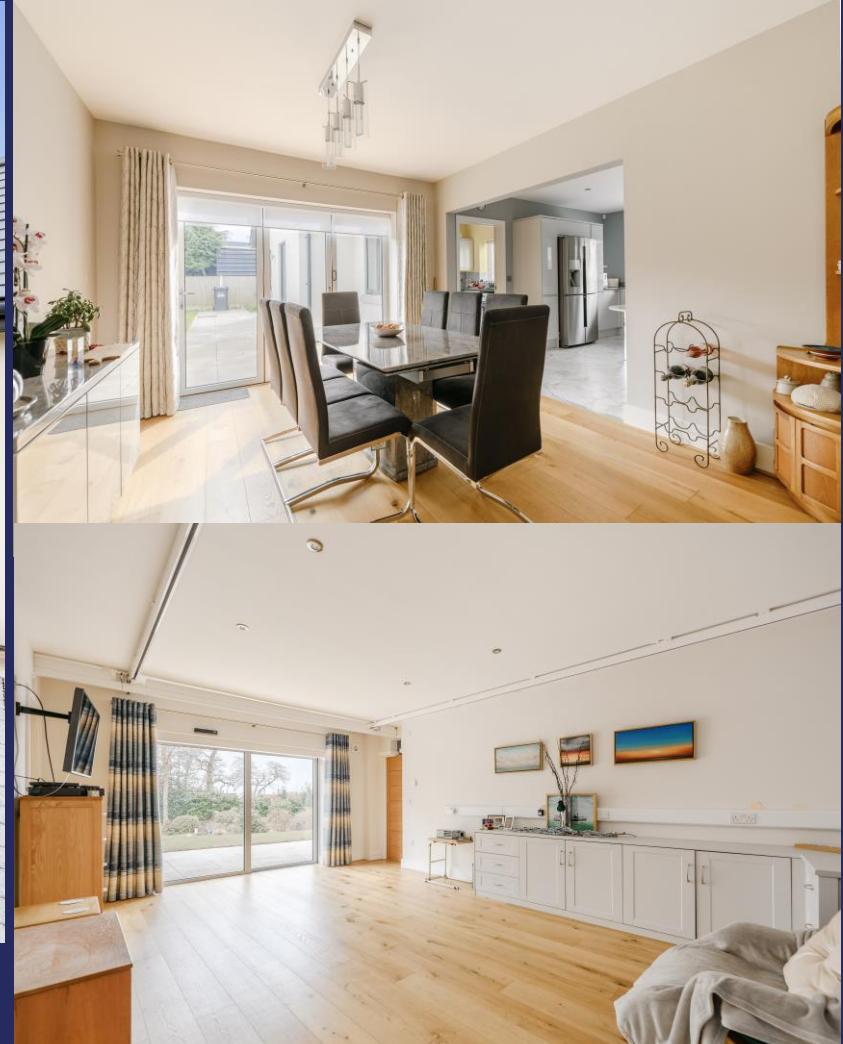
Helping *you* move





A truly impressive six bedroom, three bathroom detached dormer style property that has been built and finished to the highest of standards to create a superb contemporary home that is immaculately presented throughout.

- Impressive Detached Dormer Style Property
- Six Bedrooms, Three Bathrooms
- Plot extends to just under three quarters of an acre
- Ample Parking Space and Double Garage
- Landscaped Gardens
- Popular Village Location
- Versatile Accommodation with Accessible Features
- EPC B, Council Tax Band D, Freehold



A truly impressive six bedroom, three bathroom detached dormer style property that has been built and finished to the highest of standards to create a superb contemporary home that is immaculately presented throughout. Situated down a quiet lane in the popular area of Higher Heath, this wonderful home is approached through electric gates and stands on a large plot with generous driveway which extends to just under three quarters of an acre, double garage and beautifully maintained gardens. It was built by the current owners to provide accessible accommodation and it also has the benefit of underfloor heating throughout. All the rooms have excellent proportions and the ground floor comprises Entrance Hall, generous Lounge with feature fireplace and bi-fold doors opening onto the rear garden, well equipped Kitchen with integrated appliances, Dining Room, Utility Room, Four Bedrooms, one having separate dressing room and another having Ensuite Wet Room. There is also an additional Kitchen area and Shower Room. The first floor boasts Two Large Double Bedrooms, including the Master Bedroom with Dressing Area and there is also a Family Bathroom.



Outside, electric timber gates open onto the spacious paved driveway, providing ample parking space for several vehicles and there is also an attached double garage. The fabulous landscaped gardens are a particular feature with lawned areas, attractive borders filled with an abundance of established shrubs and plants, orchard area with a selection of mature fruit trees and a lovely paved patio area, ideal for relaxing and enjoying the beautiful surroundings. There is also a useful timber outbuilding which would make an ideal home office, workshop or garden room.



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## **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.

## **TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## **SERVICES**

We are advised that mains water, drainage, gas and electricity are available. 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.

## **DIRECTIONS**

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn into Heathwood Road and then take the right hand turning into Twemlows Avenue. Follow the road round, continue on past the turning for Twemlows Walk then take the next left turn into the lane where the property can be found after a short distance on the right hand side.

## **LOCAL AUTHORITY**

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

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

## **VIEWING**

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## **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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LOUNGE	ADDITIONAL KITCHEN
18' 4" x 17' 2" (5.59m x 5.23m)	13' 6" x 8' 4" (4.11m x 2.54m)
KITCHEN	SHOWER ROOM
15' 0" x 13' 1" (4.57m x 3.99m)	8' 7" x 6' 8" (2.62m x 2.03m)
DINING ROOM	MASTER BEDROOM
13' 2" x 11' 7" (4.01m x 3.53m)	18' 7" x 12' 8" (5.66m x 3.86m)
UTILITY ROOM	DRESSING AREA
8' 8" x 8' 0" (2.64m x 2.44m)	12' 8" x 6' 0" (3.86m x 1.83m)
BEDROOM THREE	EN SUITE
20' 6" x 13' 5" (6.25m x 4.09m)	11' 4" x 7' 7" (3.45m x 2.31m)
WET ROOM	BEDROOM TWO
13' 6" x 11' 4" (4.11m x 3.45m)	21' 8" x 18' 7" (6.6m x 5.66m) max
BEDROOM FOUR	DRESSING ROOM
15' 0" x 10' 4" (4.57m x 3.15m)	10' 1" x 4' 0" (3.07m x 1.22m)
DRESSING ROOM	OUTBUILDING
9' 2" x 5' 4" (2.79m x 1.63m)	19' 8" x 13' 1" (5.99m x 3.99m)
BEDROOM FIVE	DOUBLE GARAGE
12' 5" x 8' 7" (3.78m x 2.62m)	21' 5" x 18' 3" (6.53m x 5.56m)
BEDROOM SIX	
12' 4" x 8' 7" (3.76m x 2.62m)	



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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