



Helping *you* move



1 Birchwood Grove, Higher Heath, SY13 2EX

Offers in the Region of
£355,000

A spacious three bedroom detached bungalow set on a good sized plot in the popular area of Higher Heath and with the benefit of a single garage, driveway and attractive gardens.

1 Birchwood Grove, Higher Heath, SY13 2EX

Overview

- Three Bedroom Detached Bungalow
- Quiet Village Location
- Well Presented Accommodation
- Lounge, Kitchen/Dining Room
- Master En Suite
- Family Bathroom
- Attractive Gardens
- Spacious Driveway and Single Garage
- EPC D
- Council Tax Band D



Brief Description

1 Birchwood Grove is a wonderfully light and airy Detached Bungalow, which has been extended by the current owner to increase the size of two of the Bedrooms as well as creating a luxurious Ensuite Shower Room to the Master Bedroom. The accommodation comprises Entrance Hall with built in storage cupboards, a modern, well-equipped Kitchen with Dining Room off, a dual aspect Lounge, Master Bedroom with fitted wardrobes and En Suite, a further Double Bedroom also with fitted wardrobes and a third Bedroom currently being used as a study. The Family Bathroom is a generous size and benefits from plenty of storage. An entrance Porch to the side of the bungalow creates a useful buffer between outside and inside, to protect the immaculate internal accommodation from muddy boots or dogs when you return from enjoying a local countryside walk or tending the attractive gardens.

Externally, this is a good-sized plot overall, and the gardens are planted with variety of mature shrubs, plants and trees, and the rear garden has large patio area which is ideal for entertaining and relaxing. The Garage and the driveway provide ample parking for several vehicles. Viewing of this well-maintained Bungalow is encouraged to appreciate everything this property has to offer.

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.



Your Local Property Experts

01948 667272



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, water and drainage are available. Oil fired 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, then take the right turning into Twemlows Avenue, continue until you reach Birchwood Grove and the property can be found on the left hand side.

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

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

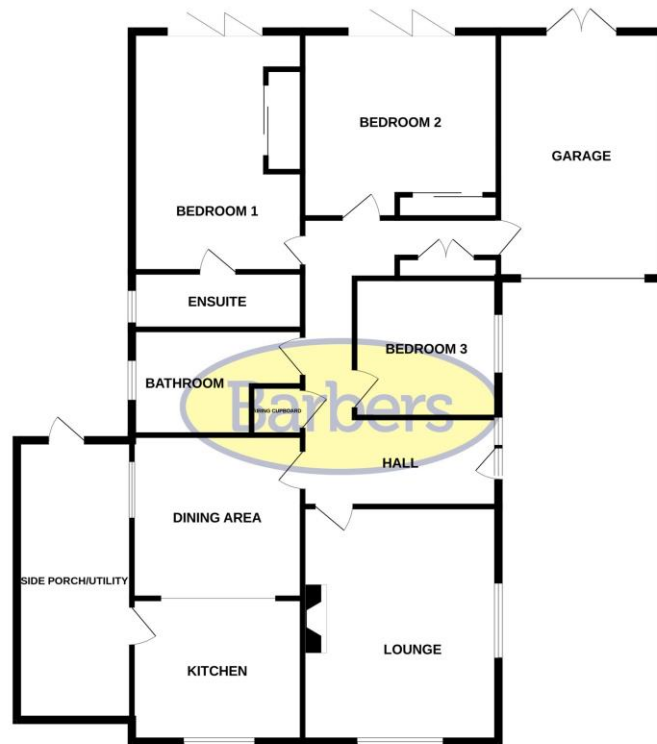
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

We are advised that the property has restrictive covenants. Please contact our office for more details.

WH35096 200224

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 illustration 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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LOUNGE

17' 1" x 12' 9" (5.21m x 3.89m)

KITCHEN/DINING ROOM

22' 6" x 10' 7" (6.86m x 3.23m)

SIDE PORCH/UTILITY

16' 8" x 4' 5" (5.08m x 1.35m)

MASTER BEDROOM

15' 3" x 11' 9" (4.65m x 3.58m) including wardrobes

BEDROOM TWO

12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM THREE

9' 3" x 8' 9" (2.82m x 2.67m)

FAMILY BATHROOM

10' 6" x 5' 9" (3.2m x 1.75m)

GARAGE

16' 0" x 7' 3" (4.88m x 2.21m)

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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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.