Barbers

Helping *you* move

15 Manor Place, Higher Heath, SY13 2HW

Offers Over £170,000

Don't miss out on this well presented three bedroom semi-detached house set on a generous corner plot in the popular area of Higher Heath.

15 Manor Place, Higher Heath, SY13 2HW

Overview

- Semi-Detached House
- Three Bedrooms
- Generous Corner Plot
- Lounge
- Kitchen/Diner
- Lean To Sun Room
- Utility Room
- Cloakroom with WC
- Family Bathroom
- Front and Rear Gardens
- Ample Parking

This is a fantastic opportunity to purchase a mature three bedroom semi-detached house situated on a generous corner plot in the popular area of Higher Heath. The current owner has made it into a lovely home that is well presented throughout and the accommodation comprises Entrance Hall, Lounge, Kitchen/Diner, Cloakroom with WC, Lean To Sun Room, Utility Room, Three Bedrooms and a Family Bathroom with modern suite. The property is approached over a good size driveway providing ample parking space for several vehicles. There are spacious lawns and a paved area to the front and to the rear is an enclosed garden mainly laid to lawn with a paved patio and gravel area.

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 4 miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London 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 the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICES
We are advised that mains electricity, water and drainage are available. Electric storage heaters. 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 ARRANGEMENTS
By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

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

HOW TO FIND THE PROPERTY
Leave Whitchurch on the A49 towards Shrewsbury, just before Holly Farm garden centre turn left into Manor House Lane, continue on past the turning for Heathwood Road, continue on then turn left into Mill Lane where the property can be found on the left hand side.

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

ENERGY PERFORMANCE
The full energy performance certificate (EPC) is available upon request

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.

METHOD OF SALE
For Sale by Private Treaty.

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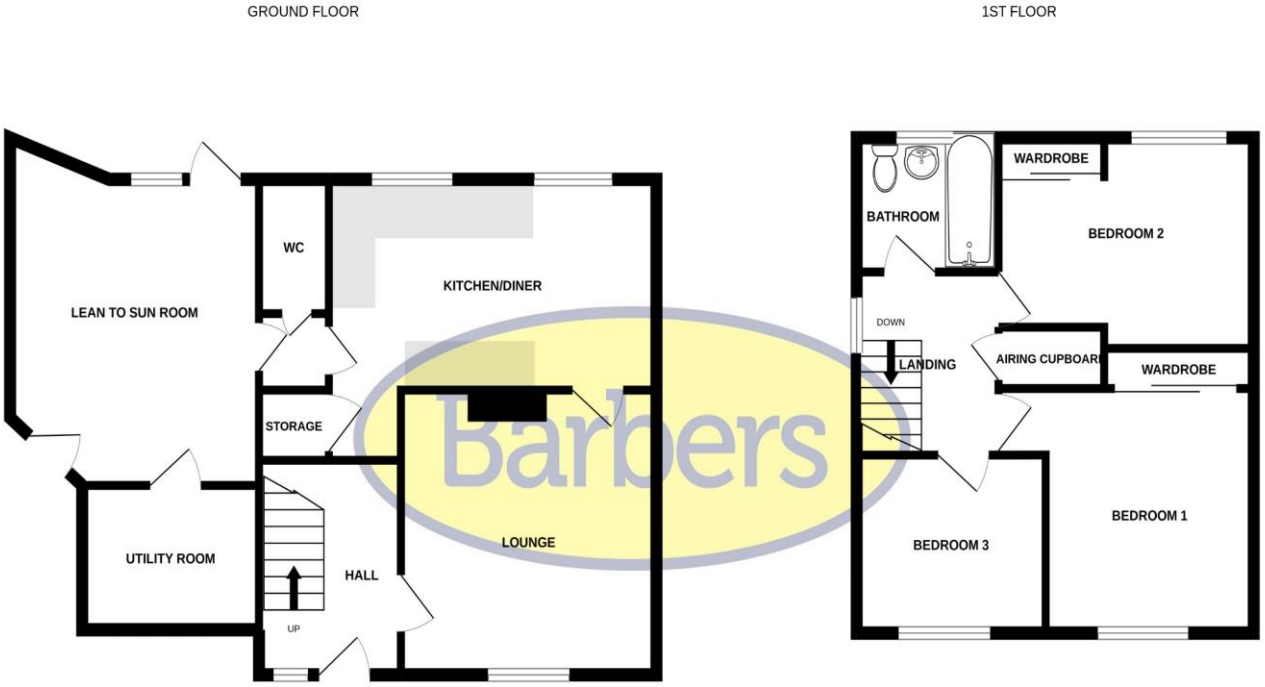

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOUNGE
12' 7" x 12' 6" (3.84m x 3.81m)

KITCHEN/DINER
15' 9" x 9' 4" (4.8m x 2.84m)

LEAN TO SUN ROOM
13' 9" x 12' 4" (4.19m x 3.76m)

UTILITY ROOM
8' 7" x 6' 4" (2.62m x 1.93m)

BEDROOM ONE
11' 1" x 10' 0" (3.38m x 3.05m)

BEDROOM TWO
12' 8" x 9' 5" (3.86m x 2.87m)

BEDROOM THREE
8' 6" x 8' 2" (2.59m x 2.49m)

BATHROOM
5' 7" x 5' 5" (1.7m x 1.65m)

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 667 272

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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 but, please contact us before viewing the property.