



Manorlands, Mill Lane, Higher Heath, SY13 2HR

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**Manorlands, Mill Lane, Higher Heath, SY13 2HR**

**Offers In Region Of £575,000**



- Substantial Detached Dormer Style Property
- Four Double Bedrooms, including Master with En Suite
- Spacious Accommodation- Just under 2000 square feet
- Fabulous 800 sq ft detached Garden Room

- Well-equipped Kitchen/Breakfast Room and Utility Room
- Double garage & large driveway for 6-7 vehicles
- Attractive Gardens, Electric Vehicle Charging Point
- EPC D, Council Tax Band E





This substantial dormer-style property is set on a generous plot, offering an abundance of living space and outdoor areas. Situated in the popular area of Higher Heath, which benefits from excellent commuting links, this property is a wonderful family home. Boasting just under 2000 square feet of accommodation, the home offers a flexible layout with plenty of room to grow. The ground floor features a welcoming Entrance Hall, a large Lounge with a cosy log burner, and a versatile Sitting Room. The well-equipped Kitchen/Breakfast Room is perfect for family meals, while the adjacent Utility Room offers extra practicality. A large Sun Room with French doors provides a seamless transition to the rear garden, allowing for indoor-outdoor living. There are four Double Bedrooms, including the Master Bedroom with its own En Suite. A Family Shower Room and a Bathroom complete the accommodation.







A standout feature of this home is the fabulous detached Garden Room, offering approximately 800 square feet of space. This area is perfect for entertaining or simply unwinding and could also make an ideal home office or studio. Above the double garage there is a useful room that is currently used as a games room but would also make an ideal home office and could also potentially be converted into additional accommodation, subject to obtaining the necessary local planning consent. Outside, the property is approached through double electric gates with a Ring video link, leading to a large driveway that provides parking for up to 6-7 vehicles. The attractive rear garden is mainly laid to lawn, with a paved patio area and a variety of mature shrubs, plants, and trees, creating a peaceful and private outdoor retreat. With its spacious interior, large gardens, ample parking, and flexible living options, this property is an exceptional family home.



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## 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 electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.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.

## ENERGY PERFORMANCE

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

## DIRECTIONS

From Whitchurch travel on the A41 towards Newport, shortly after passing Pine Lodge Garage turn right and then immediate left into Mill Lane, continue on and the property can be found on the right hand side shortly before the turning for Manor Place.

## LOCAL AUTHORITY

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

## 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

22' 3" x 15' 7" (6.78m x 4.75m)

## SITTING ROOM

13' 5" x 11' 9" (4.09m x 3.58m)

## KITCHEN

15' 7" x 13' 6" (4.75m x 4.11m)

## LEAN TO SUN ROOM

27' 7" x 8' 1" (8.41m x 2.46m)

## MASTER BEDROOM

19' 4" x 15' 4" (5.89m x 4.67m) max

## BEDROOM TWO

13' 3" x 10' 0" (4.04m x 3.05m)

## BEDROOM THREE

13' 2" x 9' 8" (4.01m x 2.95m)

## BEDROOM FOUR

13' 3" x 9' 7" (4.04m x 2.92m)

## SHOWER ROOM

6' 2" x 5' 8" (1.88m x 1.73m)

## BATHROOM

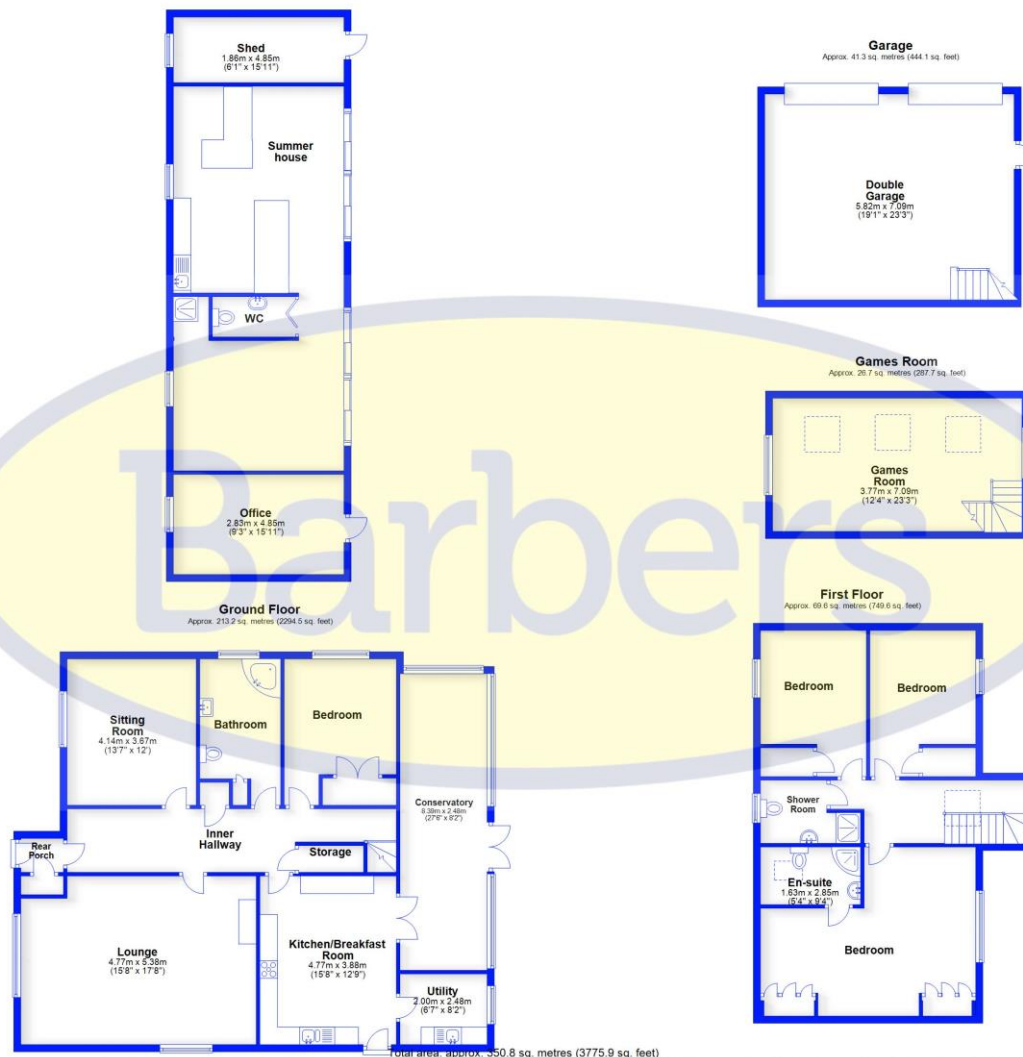
13' 5" x 11' 9" (4.09m x 3.58m)

## OUTBUILDING

35' 5" x 15' 5" (10.8m x 4.7m)

## DOUBLE GARAGE

23' 3" x 18' 8" (7.09m x 5.69m)



Plan produced by www.fidopropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using Planit.



**WHITCHURCH**  
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