



Helping *you* move



Silverdale, Twemlows Avenue

A spacious three bedroom detached bungalow with garage and gardens located in the popular area of Higher Heath.

Offers in the Region of

£340,000

Silverdale, Twemlows Avenue, Higher Heath, Whitchurch, SY13 2HE

Overview

- Detached Bungalow
- Generous Lounge/Diner
- Breakfast Kitchen
- Three Bedrooms, Master Ensuite
- Family Bathroom
- Attached Garage
- Off Road Parking
- Popular Area
- Convenient Road Links
- EPC Rating E
- Council Tax Band D
- No Upward Chain



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.

Brief Description

Silverdale is a great size three bedroom detached bungalow situated in the popular area of Higher Heath and it is offered for sale with no upward chain. The well maintained accommodation comprises Entrance Hall, Lounge/Dining Room, Kitchen, Three Double Bedrooms, Master En Suite Shower Room and a Family Bathroom. Outside, the property is approached through double gates onto a tarmac driveway which leads to a single attached garage and there is an attractive garden to the front. The well-kept rear garden is mainly laid to lawn with a paved patio area and well stocked borders filled with a variety of established shrubs and plants.



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 water, drainage 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.



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 travel on the A41 towards Newport, upon reaching Higher Heath take the right hand turn into Heathwood Road, continue on past Woodlands Grove and the turning for Twemlows Avenue is on the right hand side where the property can be found after a short distance on the right.

ENERGY PERFORMANCE

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

DISCLAIMER

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.

METHOD OF SALE

For Sale by Private Treaty.

WH33577270723

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.



While 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. The 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 capability or efficiency can be given.
Made with Metreplan 12/2013

All measurements quoted are approximate:

Lounge/Dining Room 24'4" x 13'0" (7.42m x 3.96m)

Breakfast Kitchen 14'3" x 10'7" (4.34m x 3.23m)

Bedroom One 13'3" x 11'1" (4.04m x 3.038m)

Ensuite 9'5" x 3'2" (2.87m x 0.97m)

Bedroom Two 13'2" x 10' (4.01m x 3.05m)

Bedroom Three 11'9" x 9'5" (3.58m x 2.87m)

Bathroom 9'5" x 7'7" (2.87m x 2.31m)

Garage 18'9" x 10'3" (5.72m x 3.12m)



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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Barbers

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.