



Cranwell House, Heathwood Road, Higher  
Heath, SY13 2HG

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# Cranwell House, Heathwood Road, Higher Heath, SY13 2HG Guide Price £350,000 - £375,000



A fantastic, modern four bedroom detached home with driveway, integral single garage and great size rear garden, set in a quiet location in the popular area of Higher Heath.

- Fabulous Detached House
- Four Bedrooms
- Superb Open Plan Kitchen/Diner
- Master En Suite and Family Bathroom
- Driveway and Single Garage
- Build Zone Warranty- 6 Years Remaining
- Great Size Rear Garden
- EPC B, Council Tax Band E



Cranwell House is a superb modern four bedroom detached house set in a quiet location in the popular area of Higher Heath. This lovely family home provides generous accommodation throughout with the ground floor comprising a light and airy Entrance Hall, Cloakroom, Lounge, fabulous open plan Kitchen/Diner with French doors opening onto the rear garden and a separate Utility Room. The first floor boasts Four Bedrooms including the Master Bedroom with En Suite Shower Room and there is also a modern Family Bathroom. Externally, a driveway and integral single garage provide good off road parking and there is a spacious garden to the rear mainly laid to lawn with a paved patio and decked seating area. The property also benefits from 6 years Build Zone Warranty remaining



## 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.



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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 water, drainage and electricity are available. Oil fired central heating. Solar Panels with feed-in tariff. 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.

## 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.

## DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on and the property can be found on the left hand side, just after the turning for Twemlows Avenue.

## 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.

WH34176 1809230201090224020424



LOUNGE  
17' 5" x 11' 10" (5.31m x 3.61m)

KITCHEN/DINER  
21' 10" x 12' 2" (6.65m x 3.71m)

UTILITY ROOM  
9' 7" x 5' 11" (2.92m x 1.8m)

MASTER BEDROOM  
12' 9" x 11' 6" (3.89m x 3.51m)

EN SUITE  
7' 7" x 5' 8" (2.31m x 1.73m)

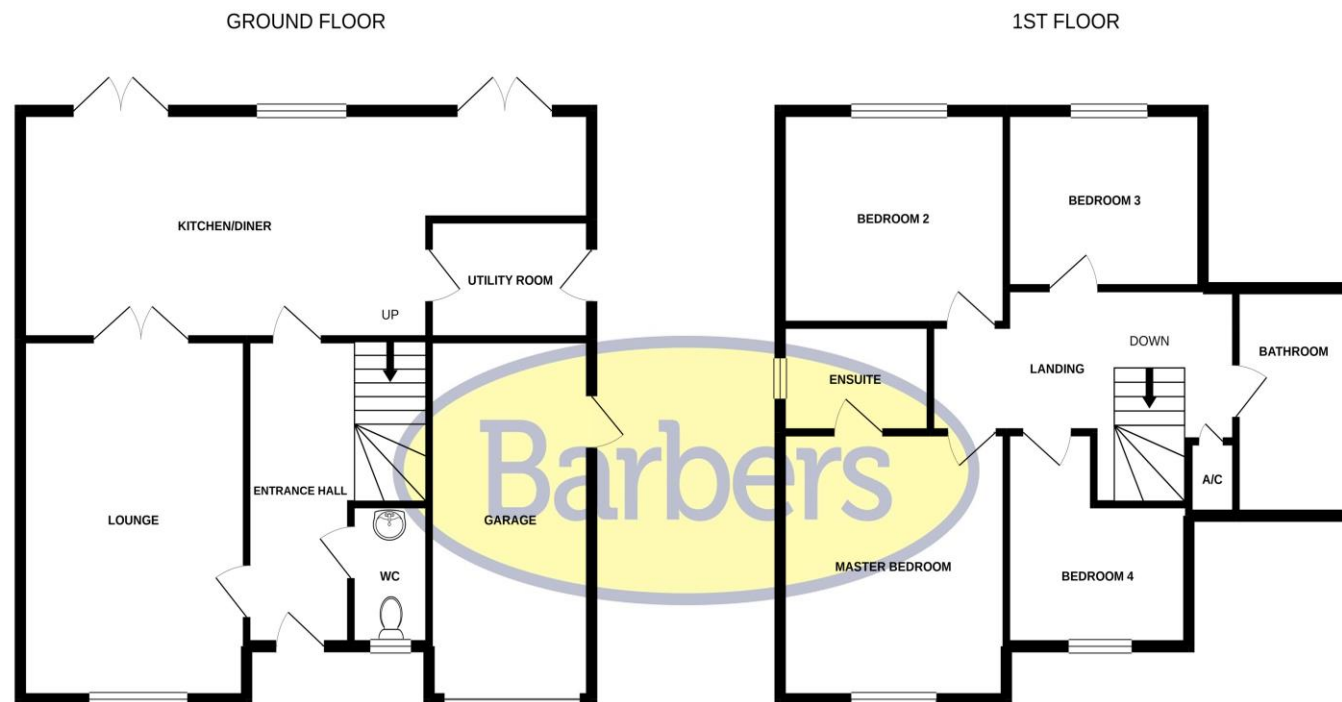
BEDROOM TWO  
11' 6" x 10' 5" (3.51m x 3.18m)

BEDROOM THREE  
10' 11" x 8' 8" (3.33m x 2.64m)

BEDROOM FOUR  
10' 11" x 6' 6" (3.33m x 1.98m)

FAMILY BATHROOM  
10' 4" x 5' 7" (3.15m x 1.7m)

GARAGE  
17' 5" x 8' 6" (5.31m x 2.59m)



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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WHITCHURCH  
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