



Helping *you* move



Wyndways, Heathwood Road, Higher Heath, SY13 2HF

Offers in the Region of

£260,000

Don't miss out on this fantastic two bedroom detached bungalow situated in the popular area of Higher Heath, with driveway parking, single garage and attractive gardens to both the front and rear.

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Overview

- Detached Bungalow
- Two Bedrooms
- Generous Lounge
- Kitchen/Breakfast Room
- Bathroom
- Attractive Gardens
- Driveway Parking
- Single Garage
- Popular Location
- EPC D
- Council Tax Band C



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.

Brief Description

Wyndways is a fantastic two bedroom detached bungalow set on a good size plot in the popular area of Higher Heath. It has been a much loved home for the current owner and the accommodation comprises Entrance Hall, Lounge with French doors opening onto the rear garden, Kitchen/Breakfast Room, Utility Room, Two Bedrooms and a Bathroom with modern suite. Outside, the property is approached through double gates leading to a spacious driveway and single garage, providing good parking facilities. There is a lawned area to the front and to the rear is an attractive rear garden mainly laid to lawn with a generous paved patio area and well stocked borders filled with a variety of mature shrubs, plants and trees.



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

SERVICES

We are advised that mains water, drainage and electricity 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.

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 proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on past the turning for Gorse Meadow avenue and the property can be found a short distance 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.

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Ground Floor

Approx. 835.9 sq. feet



Total area: approx. 835.9 sq. feet

Plan produced by www.firstpropertyservices.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 PlanUp.

LOUNGE

12' 0" x 17' 6" (3.66m x 5.33m)

KITCHEN/BREAKFAST ROOM

12' 6" x 9' 9" (3.81m x 2.97m)

UTILITY ROOM

7' 2" x 5' 3" (2.18m x 1.6m)

BEDROOM ONE

9' 9" x 14' 6" (2.97m x 4.42m)

BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.44m)

BATHROOM

8' 6" x 5' 8" (2.59m x 1.73m)

GARAGE

7' 7" x 16' 1" (2.31m x 4.9m)

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

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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.