



Helping *you* move



1 Birchwood Grove, Higher Heath, SY13 2EX

Offers in the Region of
£325,000

Nestled on a quiet cul-de-sac in the popular area of Higher Heath, this well presented three bedroom detached bungalow has been extended by the current owner and benefits from a driveway, garage and attractive gardens.

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Overview

- Extended Three Bedroom Detached Bungalow
- Situated on a quiet cul-de-sac
- Well Presented Accommodation
- Attractive Gardens
- Spacious Driveway and Garage
- Generous Lounge
- Fabulous Kitchen/Dining Room
- Master En Suite
- Modern Family Bathroom
- EPC D
- Council Tax Band D



Tucked away on a peaceful cul-de-sac in the popular area of Higher Heath, this beautifully maintained detached bungalow offers a wonderful combination of comfort, style, and practicality. The well-proportioned accommodation is very well presented and has been extended by the current owner, creating a warm and inviting atmosphere throughout. Upon entry, you are greeted by a welcoming Entrance Hall and the modern, well-equipped Kitchen seamlessly flows into a dining area, providing an ideal space for family meals or entertaining. The generous Lounge features dual-aspect windows, providing plenty of natural light. The Master Bedroom boasts fitted wardrobes providing ample storage space, while the doors leading to the rear garden offer a lovely connection to the outdoors. The En Suite Shower Room ensures privacy and convenience and there is a further Double Bedroom, also with access to the rear garden and fitted wardrobes. The third Bedroom, currently used as a comfortable additional reception room, adds flexibility to suit your needs. A modern Family Bathroom completes the internal layout, while a side Porch/Utility area offers practical storage and additional space. Externally, the property benefits from a long driveway leading to a single garage, providing plenty of off-road parking. The front garden is lawned and complemented by mature shrubs, creating a welcoming first impression. The rear garden is an attractive feature, with a lawned area and a large paved patio, perfect for entertaining guests or simply enjoying a quiet moment in the sunshine.

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, four 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.



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 electricity, water and drainage 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.

ENERGY PERFORMANCE

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



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, then take the right turning into Twemlows Avenue, continue until you reach Birchwood Grove and the property can be found 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.

METHOD OF SALE

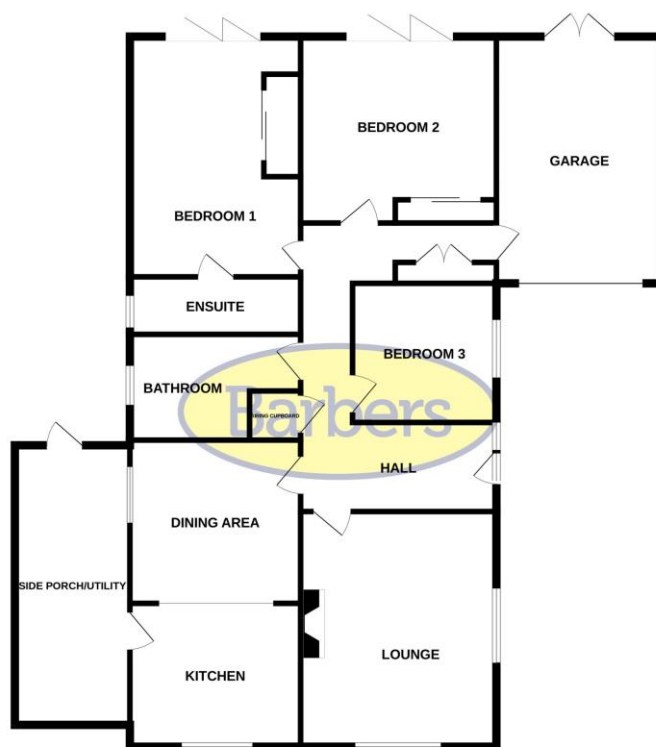
For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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GROUND FLOOR



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

17' 1" x 12' 9" (5.21m x 3.89m)

BEDROOM TWO

12' 0" x 11' 7" (3.66m x 3.53m)

KITCHEN/DINING ROOM

22' 6" x 10' 7" (6.86m x 3.23m)

BEDROOM THREE

9' 3" x 8' 9" (2.82m x 2.67m)

SIDE PORCH/UTILITY

16' 8" x 4' 5" (5.08m x 1.35m)

FAMILY BATHROOM

10' 6" x 5' 9" (3.2m x 1.75m)

MASTER BEDROOM

15' 3" x 11' 9" (4.65m x 3.58m) including wardrobes

GARAGE

16' 0" x 7' 3" (4.88m x 2.21m)

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

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk

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.