



26 Woodlands Grove, Higher Heath, SY13 2JB

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Offers In Region Of £350,000



- Superb Detached House
- Four Bedrooms
- Fabulous Open Plan Kitchen/Dining/Family Room
- Cosy Lounge

- Beautifully Presented Throughout
- Master En Suite and Family Bathroom
- Attractive Rear Garden, Spacious Driveway
- EPC E, Council Tax Band D



Nestled in a quiet cul de sac in Higher Heath, Shropshire, this home enjoys a peaceful setting while remaining well-connected to nearby towns such as Whitchurch. Best of all, this property is offered with no upward chain, allowing for a smooth and stress-free purchase—perfect for buyers eager to move in without delays. This spacious four-bedroom, two-bathroom property offers ample living space, ideal for families or those seeking room to grow. The recent upgrades to this property have elevated this home's efficiency and comfort, with a brand-new boiler, updated plumbing, and modern electrical system, providing peace of mind and reliability for years to come. Featuring a beautifully designed open plan kitchen/Dining/Family room with quartz worktops and an Indian stone floor—a stunning combination of durability and timeless elegance, which provides the perfect space for entertaining. The cosy lounge provides an ideal space to unwind with family and an additional garden room adds versatility to the home, ideal as a home office, playroom, or relaxation space. The first floor features four generously sized bedrooms, including a luxurious master suite complete with a practical dressing area and en-suite shower room for added comfort. Complementing the en-suite is a well-appointed family bathroom, thoughtfully designed with modern fixtures and finishes. Outside, parking is never a concern, with ample space for a motorhome, caravan, or multiple vehicles, ensuring convenience for homeowners and visitors. The rear garden has a lush lawn area, gravelled seating area and a decked patio seamlessly connecting the indoor and outdoor spaces.



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.



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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. Oil 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/>

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road and then take the next right hand turning into Woodlands Grove. Continue on before turning right and the property can be found after 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 E. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council tax band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: 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

19' 6" x 12' 4" (5.94m x 3.76m) max

GARDEN ROOM

11' 7" x 9' 0" (3.53m x 2.74m)

KITCHEN

12' 2" x 9' 1" (3.71m x 2.77m)

DINING/FAMILY ROOM

17' 7" x 11' 9" (5.36m x 3.58m)

MASTER BEDROOM

12' 1" x 11' 8" (3.68m x 3.56m)

EN SUITE

5' 4" x 5' 1" (1.63m x 1.55m)

BEDROOM TWO

12' 2" x 9' 4" (3.71m x 2.84m)

BEDROOM THREE

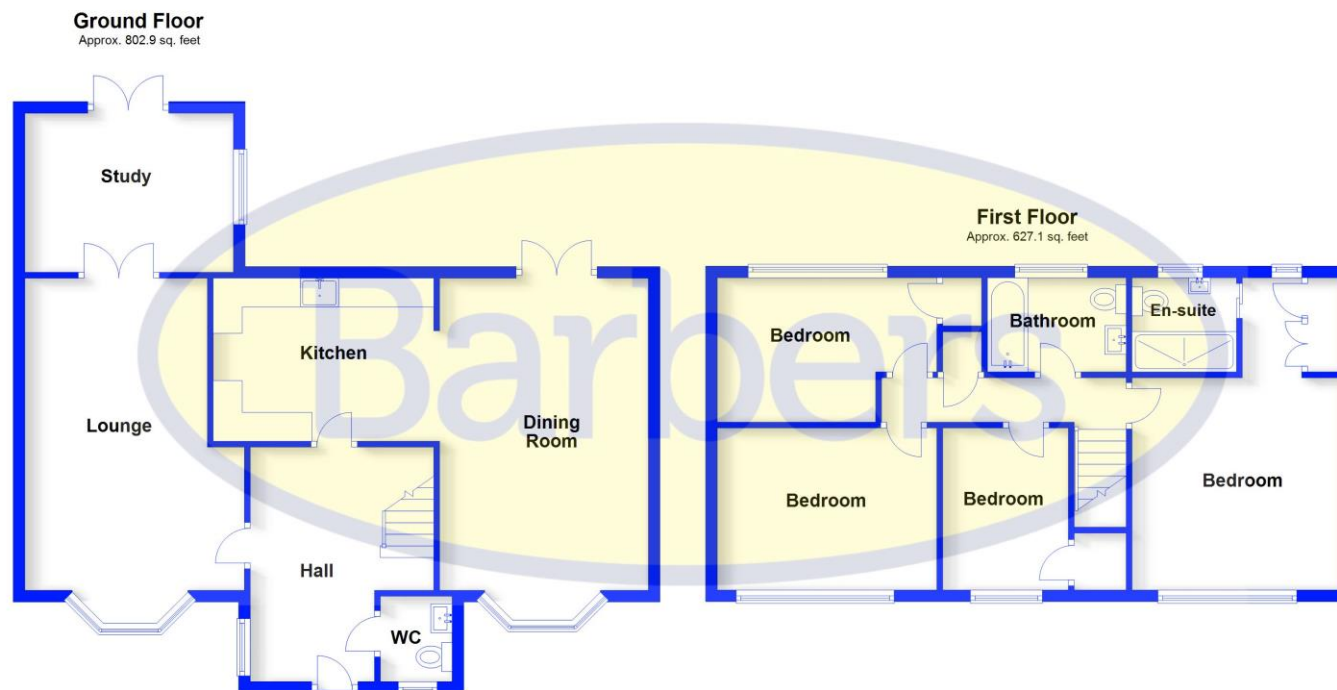
12' 2" x 8' 2" (3.71m x 2.49m)

BEDROOM FOUR

9' 4" x 7' 4" (2.84m x 2.24m)

FAMILY BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m)



Total area: approx. 1429.9 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.



WHITCHURCH

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