



Helping *you* move



**Gerraine, Heathwood Road, Higher Heath, SY13 2HH**

**Offers in the Region of**

**£297,000**

A beautifully renovated three bedroom detached bungalow in Higher Heath, offered for sale with no upward chain. Features include a new kitchen & bathroom, electric central heating, new windows/doors, redecoration, tarmac driveway and landscaped gardens. Move-in ready!

# Gerraine, Heathwood Road, Higher Heath, SY13 2HH

## Overview

- Beautifully Renovated Detached Bungalow
- Three Bedrooms
- Fully Modernised Throughout
- Front and Rear Gardens
- Generous Driveway
- No Upward Chain
- Newly fitted kitchen & bathroom
- Popular and Well Established Location
- Viewing Recommended
- EPC E, Council Tax Band C



Offered for sale with no upward chain, this beautifully renovated three bedroom detached bungalow is situated in the popular and well established area of Higher Heath. It has been fully modernised by the current owners including newly fitted kitchen and bathroom, new electric central heating, new doors and windows, redecorated throughout, tarmac driveway and landscaped gardens, ensuring a move-in ready space for its new owners. The property includes a welcoming Entrance Hall, Lounge, fabulous Kitchen/Diner, Three Bedrooms and a modern Family Bathroom. Outside, the property is approached over a generous driveway providing ample parking space for several vehicles. There is an attractive front garden with mature shrubs and plants and the rear garden includes a lawn and paved patio area, ideal for outdoor dining or enjoying sunny days.

**Don't miss out on the opportunity to view this beautiful home – contact us today to arrange a viewing!**

## 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.





# Your **Local** Property Experts

01948 667272



## 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 electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.  
<https://checker.ofcom.org.uk/>



## VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto: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 Twemlows avenue and the property can be found on the left hand side, shortly after the turning for Towers Drive.

## 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.

## METHOD OF SALE

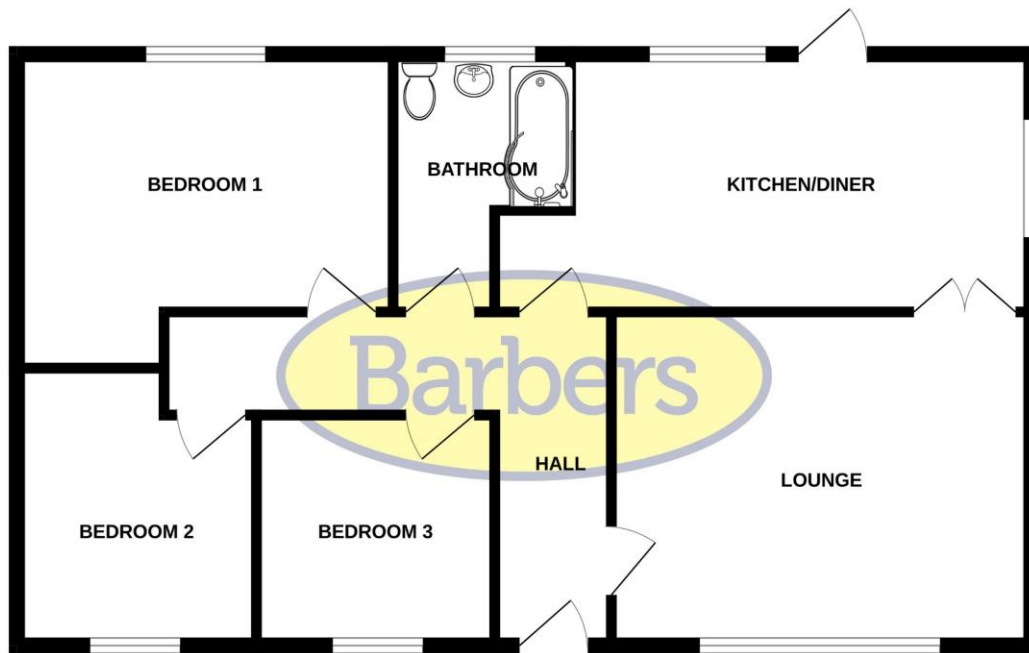
For Sale by Private Treaty.

## 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

15' 4" x 12' 2" (4.67m x 3.71m)

### KITCHEN/DINER

17' 7" x 9' 5" (5.36m x 2.87m)

### BEDROOM ONE

13' 9" x 11' 6" (4.19m x 3.51m)

### BEDROOM TWO

10' 9" x 8' 9" (3.28m x 2.67m)

### BEDROOM THREE

9' 5" x 8' 6" (2.87m x 2.59m)

### BATHROOM

9' 5" x 6' 6" (2.87m x 1.98m)

## 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

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**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.