



Fox Heath, Manor House Lane, Higher Heath, SY13 2HJ

Helping *you* move





**Fox Heath, Manor House Lane, Higher Heath, SY13 2HJ**

**Freehold £350,000**



**This charming 3-bedroom detached bungalow in Higher Heath features a welcoming conservatory entrance, central hallway, spacious lounge with a log burner, modern open-plan kitchen/diner, utility room, single and double garages, a stylish bathroom with separate WC, and a generous rear garden.**

- Detached Bungalow
- 3 Bedrooms
- Inviting Lounge With A Log Burner
- Modern Kitchen/Diner

- Separate Utility Room
- Large Rear Garden
- EPC E
- Council Tax Band C





Nestled in the village of Higher Heath, this inviting detached bungalow offers stylish living spaces, a thoughtful layout, and superb outdoor features. Enter through a bright conservatory, ideal for coats, shoes, and everyday essentials, before stepping into a central hallway that elegantly connects each space. To the right, a spacious lounge welcomes you with a characterful log burner, perfect for cosy evenings and relaxed weekends. The heart of the home is a modern open-plan kitchen/diner, filled with natural light from rear-facing windows overlooking the garden. A utility room off the kitchen adds everyday convenience and







provides direct access to a single garage. To the left of the hallway, three well-proportioned bedrooms are served by a sleek, contemporary family bathroom and a separate WC, offering both comfort and practicality for families or guests. Outside, enjoy a large rear garden ideal for entertaining or unwinding, a generous driveway with ample parking, and a detached double garage offering excellent storage or workshop potential.



Helping *you* move

## 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 pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water and electricity are available. Oil Fired Heating. Private Drainage. 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 E. The full energy performance certificate (EPC) is available for this property upon request.

## DIRECTIONS

Head on the Whitchurch Road(A49), turn left before Holly Farm Garden Centre into Higher Heath, the property can be found shortly after on the right hand side.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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.

WH3823117725

## LOUNGE

17' 9" x 12' 1" (5.41m x 3.68m)

## KITCHEN/DINER

17' 9" x 12' 1" (5.41m x 3.68m)

## UTILITY ROOM

8' 1" x 7' 3" (2.46m x 2.21m)

## BEDROOM ONE

11' 6" x 11' 4" (3.51m x 3.45m)

## BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m)

## BEDROOM THREE

11' 1" x 8' 4" (3.38m x 2.54m)

## BATHROOM

13' 5" x 5' 6" (4.09m x 1.68m)

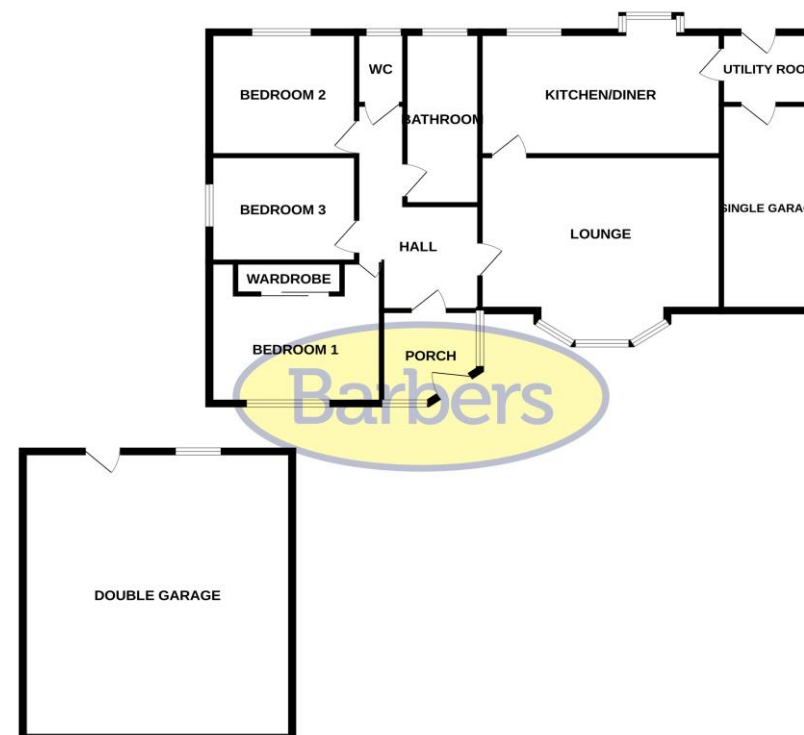
## SINGLE GARAGE

16' 1" x 8' 5" (4.9m x 2.57m)

## DETACHED DOUBLE GARAGE

22' 9" x 19' 8" (6.93m x 5.99m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2025

**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 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.



**WHITCHURCH**  
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**