



2 Sylvan Close, Twemlows Avenue, SY13 2TB

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**2 Sylvan Close, Twemlows Avenue, SY13 2TB**

**Freehold £390,000**



**This superbly refurbished three-bedroom detached bungalow with no upward chain, is set on a generous corner plot in Higher Heath, offers stylish and spacious modern living with a light-filled lounge, contemporary kitchen/breakfast room, sleek shower room, wrap-around gardens with a decked pergola area, ample driveway parking, and a single garage.**

- Three Bedroom Bungalow
- Contemporary Kitchen/Breakfast Room
- Spacious Lounge
- Modern Shower Room
- Large Wrap Around Garden
- Decked Seating Area with Timber Pergola
- Off Road Parking
- EPC D, Council Tax Band D





Perfectly positioned on a generous corner plot, this superb three bedroom detached bungalow has been comprehensively refurbished to an exceptional standard by the current owner, creating a stylish, modern and highly comfortable home in the popular area of Higher Heath. Step inside to discover a beautifully presented interior, beginning with a welcoming entrance hall that sets the tone for the quality found throughout. The spacious lounge is enhanced by dual aspect windows that bring in plenty of natural light, creating a calm and inviting space for relaxing or entertaining. The impressive kitchen/breakfast room is a true highlight, designed with both style and practicality in mind. It features high-quality integrated appliances, sleek units, and ample worktop







space. There are three well-proportioned bedrooms and a beautifully appointed contemporary shower room completes the accommodation.

Externally, the property boasts wrap-around gardens mainly laid to lawn with mature trees, offering both privacy and space to enjoy the outdoors. A decked seating area with timber pergola creates a perfect spot for relaxing or entertaining. Double gates open onto a private driveway with ample parking for several vehicles and access to a single garage.



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## 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 4 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, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.

## OUTSIDE

Externally, the property boasts wrap-around gardens mainly laid to lawn with mature trees, offering both privacy and space to enjoy the outdoors. A decked seating area with timber pergola creates a perfect spot for relaxing or entertaining. Double gates open onto a private driveway with ample parking for several vehicles and access to a single garage

## 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, drainage, gas and electricity 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.

## 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.

## DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on then take the right hand turning into Twemlows Avenue, proceed along and turn right into Sylvan Close where the property can be found on the right hand side.

## ENERGY PERFORMANCE

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 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.

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## LOUNGE

19' 1" x 11' 4" (5.82m x 3.45m)

## KITCHEN/BREAKFAST ROOM

19' 0" x 10' 3" (5.79m x 3.12m)

## BEDROOM ONE

11' 6" x 11' 0" (3.51m x 3.35m)

## BEDROOM TWO

13' 0" x 7' 3" (3.96m x 2.21m)

## BEDROOM THREE

11' 6" x 7' 7" (3.51m x 2.31m)

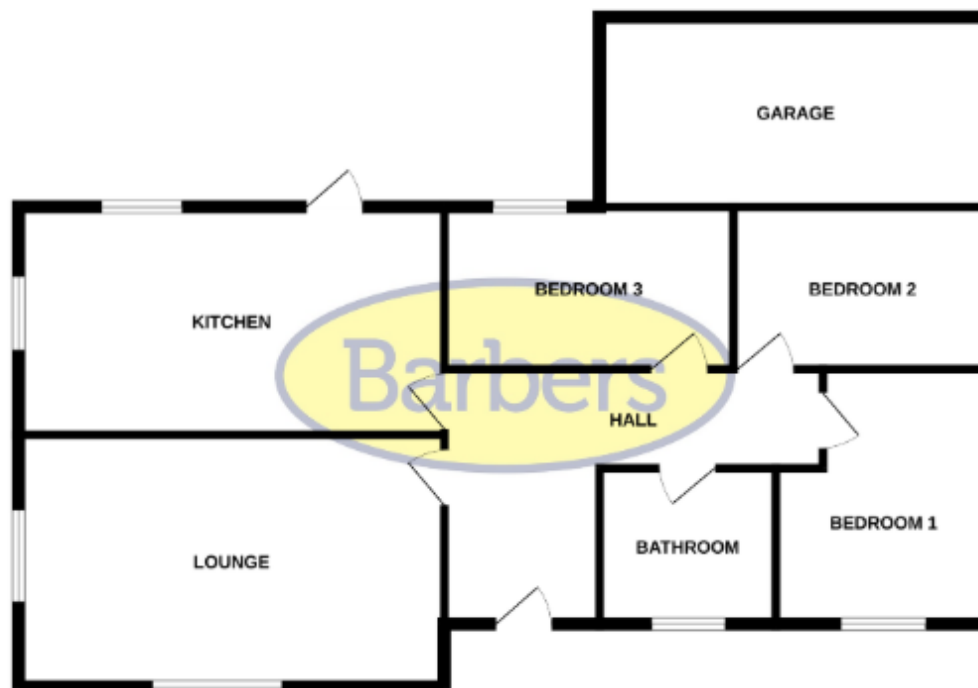
## SHOWER ROOM

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

## GARAGE

17' 6" x 8' 7" (5.33m x 2.62m)

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of this description, measurements of doors, windows, stairs and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown must not be taken as a guarantee as to their operability or efficiency can be given. Knowsley Homes Ltd 2019

**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**  
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