



4 Copnall Crescent, Higher Heath, SY13 2FQ

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Freehold £364,995



A stylish four-bedroom detached home in Higher Heath, Shropshire offering contemporary living with a spacious entrance hall, cosy lounge with log burner, sleek kitchen diner opening onto the rear garden, utility and WC, four generous bedrooms including a master with ensuite, plus off-road parking, a single garage, and front and rear gardens perfect for entertaining and relaxing.

- Detached House
- Four Spacious Bedrooms
- Cosy Lounge With Log Burner
- Contemporary Kitchen/Diner

- 10 Year Warranty
- Front and Rear Gardens
- Off Road Parking
- EPC B



This beautifully presented four-bedroom detached house delivers stylish, contemporary living in the peaceful village of Higher Heath, Shropshire. Step through the spacious entrance hall and discover a warm, welcoming home. To the right sits the inviting lounge, featuring a cosy log burner, perfect for winding down after a long day. On the left, there's access to the integral single garage, ideal for secure storage or parking. Towards the rear of the home, the modern kitchen diner boasts high-end finishes and expansive bifold doors that open onto the rear garden, creating a seamless transition between indoor and outdoor





living. A practical utility room and convenient ground floor WC complete the downstairs layout. Upstairs, four generously sized bedrooms offer flexibility and comfort for families or guests. The master bedroom features its own ensuite and built-in storage, while the remaining rooms are served by a well-appointed family bathroom. Outside, the property enjoys off-road parking, a single garage, and both front and rear gardens, providing plenty of outdoor space for entertaining and relaxing.



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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 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, drainage and electricity are available. Air Source Heating 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

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. The Management Agent for this property is Grocott Developments and has a estate charge of £250 per annum. In addition, buyers will have a 10-year warranty with Buildzone and the benefit of the first 2 years with Shingler Homes aftercare department.

ENERGY PERFORMANCE

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

DIRECTIONS

From the centre of Whitchurch, head on the Prees Road towards the A41, carry on down the A41 until you reach Prees Higher Heath and turn right into Mill Lane. Copnall Crescent can be found to the right shortly down the road.

LOCAL AUTHORITY

Council Tax Band TBC-New Build .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

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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FRONT ENTRANCE

13' 5" x 6' 2" (4.1m x 1.88m)

LIVING ROOM

13' 4" x 15' 3" (4.07m x 4.65m)

KITCHEN/DINING ROOM

10' 1" x 22' 9" (3.09m x 6.94m)

UTILITY ROOM

6' 10" x 5' 3" (2.10m x 1.61m)

WC

2' 9" x 5' 3" (0.86m x 1.61m)

GARAGE

17' 11" x 8' 11" (5.47m x 2.72m)

BEDROOM ONE

10' 4" x 14' 8" (3.15m x 4.49m)

ENSUITE

4' 7" x 8' 0" (1.40m x 2.44m)

BEDROOM TWO

10' 1" x 11' 3" (3.09m x 3.43m)

BEDROOM THREE

12' 5" x 9' 3" (3.79m x 2.83m)

BEDROOM FOUR

11' 2" x 9' 10" (3.42m x 3m)

FAMILY BATHROOM

6' 6" x 7' 1" (1.99m x 2.16m)

AIRING CUPBOARD

4' 7" x 2' 10" (1.4m x 0.87m)



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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