



Helping *you* move



## 46 Manor Place, Higher Heath, SY13 2HP

Offers in the Region of  
**£180,000**

This charming three-bedroom semi in Higher Heath offers a cozy lounge, modern kitchen with conservatory, garden, parking, and a peaceful village setting—perfect for families or first-time buyers.

# 46 Manor Place, Higher Heath, SY13 2HP

## Overview

- Semi Detached House
- Three Bedrooms
- Lounge With An Open Fireplace
- Modern Kitchen
- Bright Conservatory
- Well Appointed Family Bathroom
- Front and Rear Gardens
- Off Road Parking
- EPC D
- Council Tax Band B



Situated in the quiet village of Higher Heath, this well-presented three-bedroom semi-detached house offers practical living space and a comfortable layout. Upon entering, you're welcomed by a front porch leading into the central hallway. To the left is a lounge featuring a bay window and an open fireplace, creating a warm and inviting atmosphere. The kitchen is thoughtfully designed and leads to a separate conservatory, ideal for use as a dining area. Additional ground floor features include a downstairs WC and useful under stairs storage. Upstairs, the property offers three bedrooms and a modern family bathroom. Outside, there is off-road parking, a rear garden with a patio seating area, and outdoor storage cupboards for added convenience. This property is well-suited to families, first-time buyers, or anyone looking for a peaceful setting with easy access to local amenities.

### 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 the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### 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/>



#### 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 along the A41 heading towards Market Drayton, continue along the dual carriageway and at the roundabout take the first exit for the A41 towards Higher Heath. After passing the air field on your left take a right turn into Mill Lane, continue on then turn right into Manor Place, proceed and take the next left turn. The property can be found by turning left at the end of the road and it is situated to the right.

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

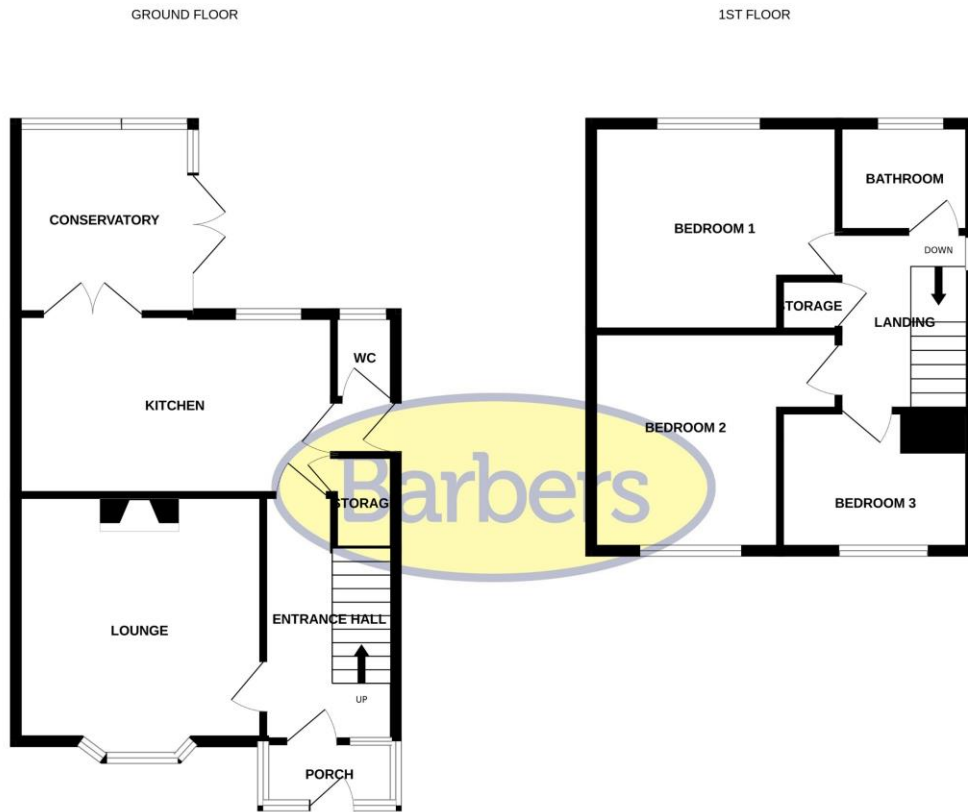
#### METHOD OF SALE

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.

WH38607 21825 26825



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.  
Made with Metropix ©2025

**LOUNGE**

12' 5" x 12' 6" (3.78m x 3.81m)(max)

**KITCHEN**

15' 8" x 9' 1" (4.78m x 2.77m)

**CONSERVATORY**

9' 9" x 8' 6" (2.97m x 2.59m)

**BEDROOM ONE**

12' 8" x 9' 3" (3.86m x 2.82m)(min)

**BEDROOM TWO**

11' 1" x 9' 7" (3.38m x 2.92m)

**BEDROOM THREE**

9' x 8' (2.74m x 2.44m)

**BATHROOM**

5' 8" x 5' 5" (1.73m x 1.65m)

## 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.