



Whitehaven, Heathwood Road, Higher Heath, SY13 2HF

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Offers In Region Of £395,000



- Superb Detached Bungalow
- Three Bedrooms
- Beautifully Presented Throughout
- Large Rear Garden

- Driveway and Single Garage
- Lounge with Log Burner
- Conservatory with air conditioning
- EPC E, Council Tax Band D



Welcome to this superb three bedroom detached bungalow with large rear garden, situated in a quiet location in the popular area of Higher Heath. This very well presented home offers great size accommodation throughout, perfect for modern living. Upon entering, you are greeted by a generous Entrance Hall, leading to a cosy yet spacious Lounge featuring a charming log burner, ideal for those cosy winter evenings. The lounge seamlessly connects to a light-filled Conservatory, which boasts a heat-resistant tinted glass roof and air conditioning, making it a comfortable space all year round. A dedicated Dining Room is perfect for entertaining guests and the well-designed Kitchen/Breakfast Room is both practical and inviting, featuring ample counter space and plenty of room for a breakfast table, making it the ideal spot for informal meals. A useful Utility Room offers additional storage and practicality, and a convenient Cloakroom adds to the functionality of this home. The property includes Three Bedrooms with the master bedroom benefitting from a lovely bay window, creating a bright and airy retreat. A modern Family Shower Room completes the accommodation.



Externally, the property is equally impressive. Timber gates open onto a gravel driveway, providing ample off road parking and leading to an attached single garage. The front garden is neatly lawned and framed by mature shrubs, offering great curb appeal. However, it is the rear garden that truly sets this property apart. Stretching generously, the garden offers a large lawn area, perfect for children to play or for summer gatherings. The paved patio area is ideal for alfresco dining, while the summer house provides a cosy retreat, complete with a decked seating area. The garden is beautifully landscaped with a variety of established shrubs, plants and trees and there is also a useful log store.

This exceptional bungalow is a rare find, offering a perfect mix of comfort, style and outdoor space in a popular setting. Don't miss the opportunity to make this your new home!



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## 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. Oil fired 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.

## DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on past the turning for Gorse Meadow and the property can be found after a short distance on the left hand side.

## 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.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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**LOUNGE**  
18' 9" x 13' 0" (5.72m x 3.96m)

**CONSERVATORY**  
12' 2" x 10' 5" (3.71m x 3.18m)

**DINING ROOM**  
12' 9" x 11' 8" (3.89m x 3.56m)

**KITCHEN/BREAKFAST ROOM**  
16' 7" x 13' 7" (5.05m x 4.14m)

**UTILITY ROOM**  
9' 4" x 8' 6" (2.84m x 2.59m)

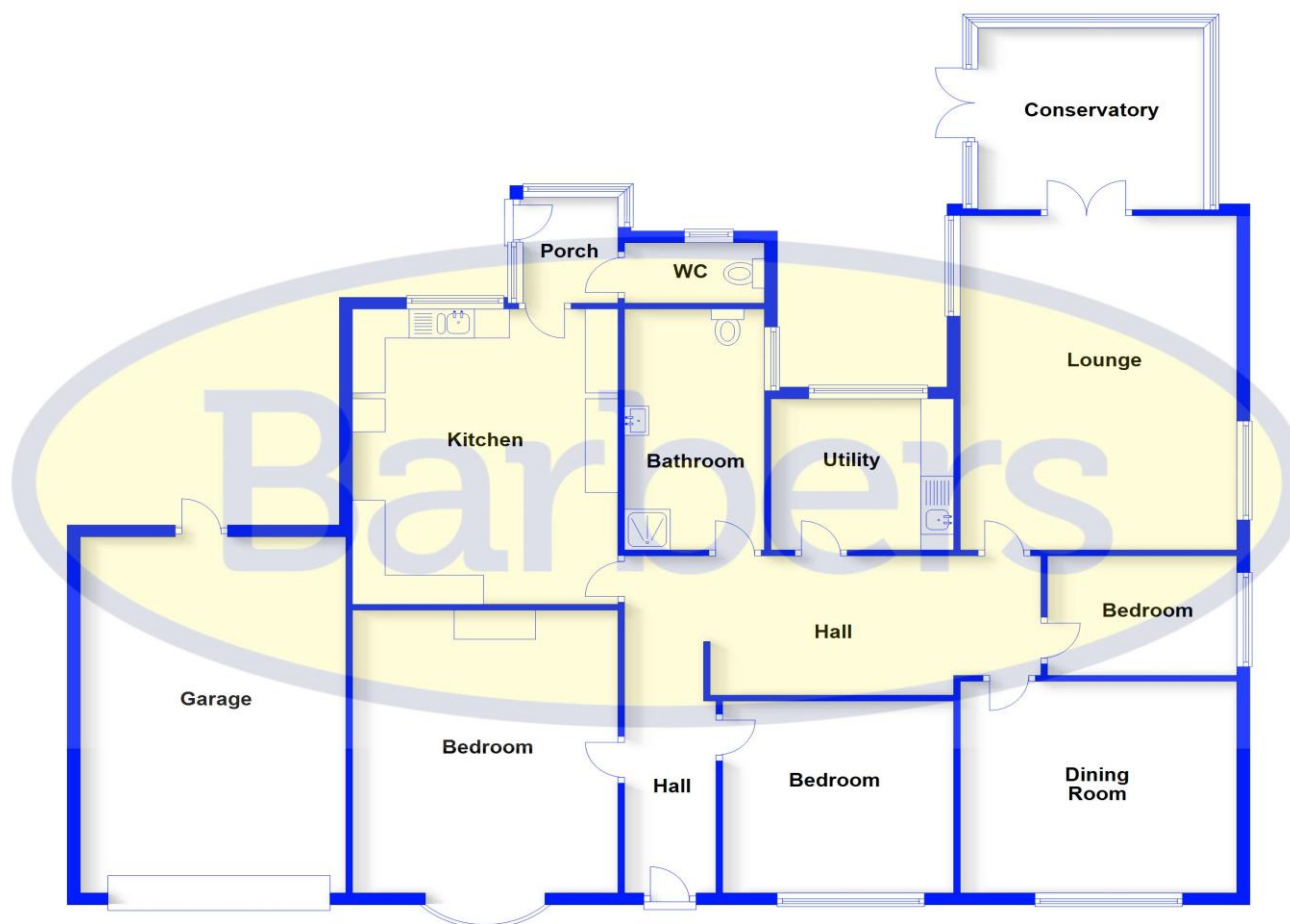
**BEDROOM ONE**  
16' 5" x 13' 3" (5m x 4.04m)

**BEDROOM TWO**  
12' 7" x 11' 0" (3.84m x 3.35m)

**BEDROOM THREE**  
10' 0" x 6' 3" (3.05m x 1.91m)

**GARAGE**  
20' 3" x 13' 5" (6.17m x 4.09m)

**Ground Floor**  
Approx. 180.2 sq. metres (1939.2 sq. feet)



Total area: approx. 180.2 sq. metres (1939.2 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



**WHITCHURCH**  
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