



The Pines, Broadhey Road, Lower Heath, SY13 2BJ

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**The Pines, Broadhey Road, Lower Heath, SY13 2BJ**

**Offers In Region Of £675,000**



This spacious three bedroom detached bungalow is situated in the rural hamlet of Lower Heath and is surrounded by countryside. It occupies a large plot of approximately 2 acres with attractive gardens and paddock, making it the ideal rural retreat.

- Three Bedroom Detached Bungalow in rural Lower Heath
- Large plot approx 2 acres with gardens and separate paddock
- Long driveway with ample parking and detached double garage
- Versatile room above garage, ideal for home office or potential annex
- Useful Brick Outbuilding
- Surrounded by Countryside
- Spacious Lounge, Dining Room, and light-filled Conservatory
- NO UPWARD CHAIN, EPC D, Council Tax Band D





Offered for sale with no upward chain, this superb three bedroom detached bungalow offers the ideal setting for those seeking a tranquil rural lifestyle. Surrounded by countryside, this delightful home sits on a large plot of approximately two acres, providing an abundance of outdoor space for both relaxation and recreation with well-maintained gardens and a separate paddock. The property enjoys a quiet location within the rural hamlet of Lower Heath which has a highly regarded primary school, making it a fantastic choice for families.

Internally, the bungalow offers a generous accommodation with a thoughtful layout designed for comfortable living. The Dining Room flows effortlessly into the large Lounge, creating an ideal space for both family gatherings and entertaining. The addition of a Conservatory adds a light-filled, airy dimension to the living areas, offering a lovely spot to enjoy views over the gardens and the surrounding countryside throughout the seasons. The well equipped Kitchen/Breakfast Room provides ample space for casual dining and cooking and a separate Utility Room and Cloakroom provide further practical convenience. The Master Bedroom benefits from an En-Suite Shower Room, and two further bedrooms provide ample room for family or guests. A Family Bathroom with modern suite completes the accommodation.





Outside, the property is approached via a long driveway leading to ample parking space and a detached double garage. Above the garage, you'll find a versatile room with great potential- ideal as a home office, studio, or even the possibility to convert into an annexe (subject to the necessary local authority consents). Additionally, there is a brick outbuilding currently used as kennels, which offers further flexibility for storage or other uses.

With its idyllic location, generous plot, and excellent accommodation, this property offers an exceptional opportunity for those seeking a peaceful rural retreat.



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## LOCATION

The property is located within the rural hamlet of Lower Heath which has a highly regarded Primary School. The market towns of Whitchurch, Market Drayton and Wem are all approximately 7 miles away, whilst the villages of Hodnet and Prees offering local shops and various facilities are approximately 3 miles away. The county town of Shrewsbury is within 15 miles.

## 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 electricity and water are available. Oil central 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## DIRECTIONS

From Whitchurch head out on the A49 towards Shrewsbury, pass the village of Prees and continue through Prees Green, take the left hand turn onto the B5065, sign posted Lower Heath Primary School, continue down this road then take the right hand turn into Broadhey Road where the property can be found after approximately half a mile 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 D. 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

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.

## AGENTS NOTE

We are advised that there is an easement in place for maintenance of the telegraph pole that is located in the paddock. This will be confirmed by solicitors during the pre-contract enquiries.

WH36936 100125



## GROUND FLOOR

KITCHEN/BREAKFAST ROOM  
17' 3" x 11' 9" (5.26m x 3.58m)

UTILITY ROOM  
10' 4" x 9' 6" (3.15m x 2.9m)

KITCHEN/BREAKFAST ROOM  
17' 3" x 11' 9" (5.26m x 3.58m)

DINING ROOM  
12' 9" x 10' 9" (3.89m x 3.28m) excluding bay window

LOUNGE  
22' 12" x 12' 9" (7.01m x 3.89m)

CONSERVATORY  
14' 0" x 10' 1" (4.27m x 3.07m)

MASTER BEDROOM  
14' 1" x 14' 0" (4.29m x 4.27m)

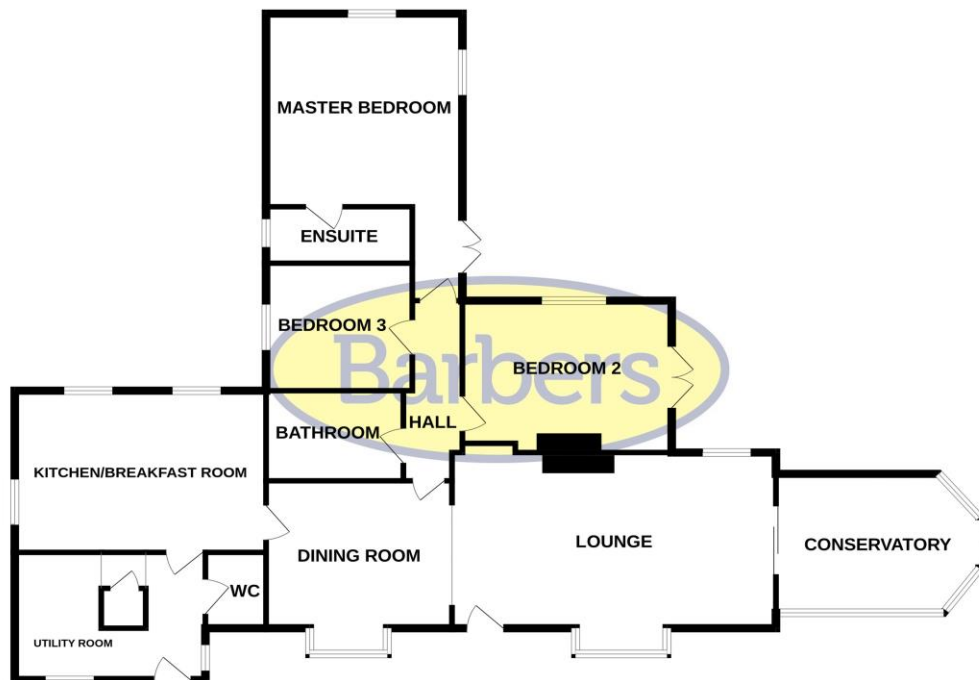
BEDROOM TWO  
14' 3" x 11' 0" (4.34m x 3.35m)

BEDROOM THREE  
10' 0" x 9' 3" (3.05m x 2.82m)

FAMILY BATHROOM  
9' 5" x 6' 4" (2.87m x 1.93m)

DOUBLE GARAGE  
21' 3" x 18' 6" (6.48m x 5.64m)

BRICK OUTBUILDING  
24' 5" x 8' 4" (7.44m x 2.54m)



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.  
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