



Helping *you* move



## Mansfield Cottage, Higher Heath, Whitchurch, SY13 2HA

Requires modernisation throughout- A spacious four bedroom detached bungalow set on a large plot including a generous parcel of woodland measuring approximately 0.34 acres.

Offers Over  
**£260,000**



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## Overview

- Spacious Detached Bungalow
- Requires Modernisation
- Large Plot with Generous Gardens
- Includes a generous parcel of woodland- approx. 0.34 acres
- Development Opportunity (subject to planning consent)
- Four Bedrooms
- Bathroom and Wet Room
- Fantastic Potential



*“Requiring modernisation throughout, this spacious detached bungalow is set on a large plot and includes a generous parcel of woodland to the side measuring approximately 0.34 acres which offers development potential (subject to planning consent). With ample parking space and good size gardens, the accommodation comprises Entrance Hall, Lounge, large Conservatory, Kitchen, Utility Room, Four Bedrooms, Bathroom and Wet Room. Offered for sale with no upward chain, this property has fantastic potential and viewings are highly recommended to fully appreciate the size and scope of the bungalow and the plot.”*

## 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, three 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.





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## 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 enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## SERVICES

We are advised that mains electricity, water and drainage 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.



## VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

## HOW TO FIND THIS PROPERTY

From Whitchurch proceed on the A49/A41 towards Shrewsbury/Newport. At the roundabout at Prees Heath take the A41 towards Newport upon reaching Higher Heath the property can be found on the right hand side of the A41 shortly before the turning for Heathwood Road.

## ENERGY PERFORMANCE

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

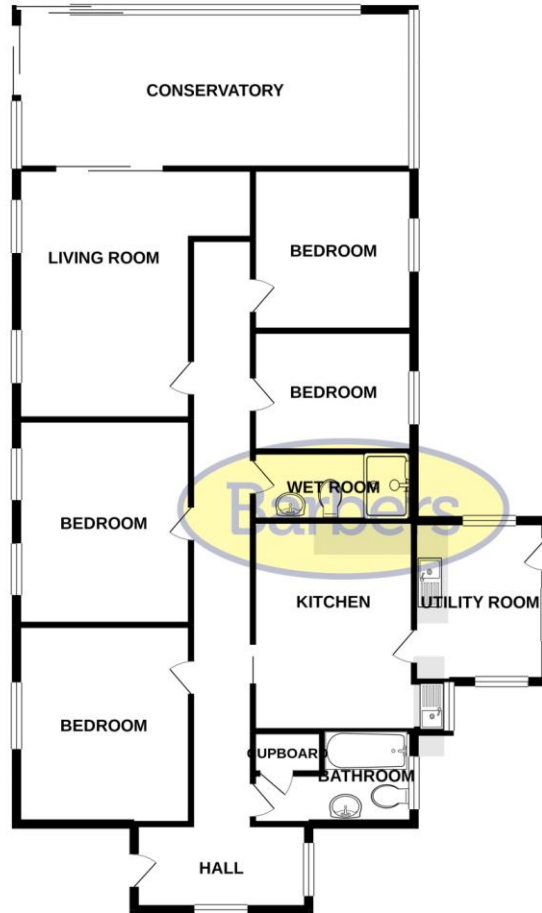
## AML REGULATIONS

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## METHOD OF SALE

For Sale by Private Treaty.

WH28256 10062021



#### LOUNGE

16' 0" x 11' 1" (4.88m x 3.38m)

#### CONSERVATORY

23' 8" x 9' 4" (7.21m x 2.84m)

#### KITCHEN

13' 7" x 10' 0" (4.14m x 3.05m)

#### UTILITY ROOM

10' 7" x 8' 3" (3.23m x 2.51m)

#### BEDROOM ONE

11' 5" x 11' 0" (3.48m x 3.35m)

#### BEDROOM TWO

12' 9" x 11' 0" (3.89m x 3.35m)

#### BEDROOM THREE

10' 1" x 7' 8" (3.07m x 2.34m)

#### BEDROOM FOUR

10' 4" x 8' 0" (3.15m x 2.44m)

#### BATHROOM

9' 9" x 5' 9" (2.97m x 1.75m)

#### WET ROOM

10' 1" x 4' 5" (3.07m x 1.35m)

## 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!

#### BRANCH NAME

Branch Address | 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.