



Helping *you* move



2 Sylvan Close, Higher Heath, SY13 2TB

Offers in the Region of
£290,000

NO UPWARD CHAIN. A three bedroom detached bungalow with driveway and single garage, set on a generous corner plot in the popular area of Higher Heath.

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Overview

- Detached Bungalow
- Three Bedrooms
- No Upward Chain
- Generous Corner Plot
- Attractive Gardens
- Driveway
- Single Garage
- Lounge
- Kitchen/Breakfast Room
- Shower Room
- Council Tax Band D
- EPC E



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 4 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, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.

Brief Description

Situated in the popular area of Higher Heath, this great size three bedroom detached bungalow stands on a generous corner plot and is offered for sale with no upward chain. Although requiring modernisation, it is ready for a new owner to put their own stamp on and the accommodation comprises Entrance Hall, Lounge, Kitchen/Breakfast Room, Three Bedrooms and a Shower Room. The outside space is a particular feature with spacious gardens that wrap around the property, mainly laid to lawn with mature trees and attractive borders filled with a wide variety of mature shrubs and plants. Double gates open onto a driveway which leads to a single garage, providing ample parking space for several vehicles.



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

SERVICES

We are advised that mains electricity, water and drainage 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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on then take the right hand turning into Twemlows Avenue, proceed along and turn right into Sylvan Close where the property can be found immediately on the right 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.

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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FLOOR PLAN TO BE INSERTED HERE

LOUNGE

19' 2" x 11' 4" (5.84m x 3.45m)

KITCHEN/BREAKFAST ROOM

19' 1" x 10' 4" (5.82m x 3.15m)

BEDROOM ONE

11' 0" x 9' 6" (3.35m x 2.9m) excluding wardrobes

BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m)

BEDROOM THREE

13' 0" x 7' 3" (3.96m x 2.21m)

SHOWER ROOM

8' 2" x 8' 0" (2.49m x 2.44m)

GARAGE

17' 6" x 8' 7" (5.33m x 2.62m)

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

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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.