



Helping *you* move



## Duxford House

A tastefully presented four Bedroom Detached House with spacious, immaculate accommodation throughout, integral garage, off road parking and gardens to the front and rear.

Offers in the Region of

**£310,000**

# Duxford House, Heathwood Road, Higher Heath, Whitchurch, SY13 2HG

## Overview

- Modern Detached House
- Four Bedrooms, Master Ensuite
- Generously Sized Lounge
- Dining Room, Breakfast Kitchen
- Utility Room, Cloakroom
- Family Bathroom
- Single Integral Garage
- Off Road Parking
- Gardens to front and rear
- Solar Panels
- EPC Rating B
- Council Tax Band E
- Excellent Road Links



## Location

Higher Heath is a rural area situated within the beautiful North Shropshire countryside. Sitting close to both the A49 and the A41 providing excellent access to the motorway system. The historic Anglo Saxon county town of Shrewsbury is just a short drive away.

The busy village of Prees which is just 2 miles away caters for everyday necessities. The junior and infant school are in the heart of the village, local shops provide everyday essentials and even a railway station is just on the outskirts of the village giving access to both Birmingham and Manchester. There is a modern Medical Centre, a doctor's practice run by Wem and Prees Medical Practice, few villages can boast such a modern surgery.

The charming market town of Whitchurch is just 4 miles from Higher Heath, a short 8 minute drive. Here you will find a weekly market, coffee shops, fresh local bakeries, specialist independent shops, large supermarkets such as Sainsbury's, traditional pubs and excellent restaurants. Whitchurch also has the benefit of a railway station which is connected to major rail links.

## Brief Description

This impressive four bedroom detached family home offers spacious living accommodation. It is built to a very high standard by the renowned local builders Shingler Homes and has the added benefit of solar panels. The current owners have also added fitted wardrobes in two of the bedrooms. To the ground floor is an Entrance Hall, Cloakroom, generous Lounge, Dining Room with French doors opening onto the rear garden and spacious Kitchen with integrated appliances. The first floor boasts Four Bedrooms, Master En Suite and a Family Bathroom. Externally, there is a good size driveway leading to a single integral garage and to the rear is an enclosed garden, mainly laid to lawn with a large stone patio area.



#### OUTSIDE

The property is approached over a tarmac driveway leading to a single integral garage. There is a good size enclosed garden to the rear, mainly laid to lawn with a large stone patio area.

#### 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

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

#### SERVICES

We are advised that mains water, drainage and electricity 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.



#### VIEWING

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

#### DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, Duxford House can be found 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 B. The full energy performance certificate (EPC) is available upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

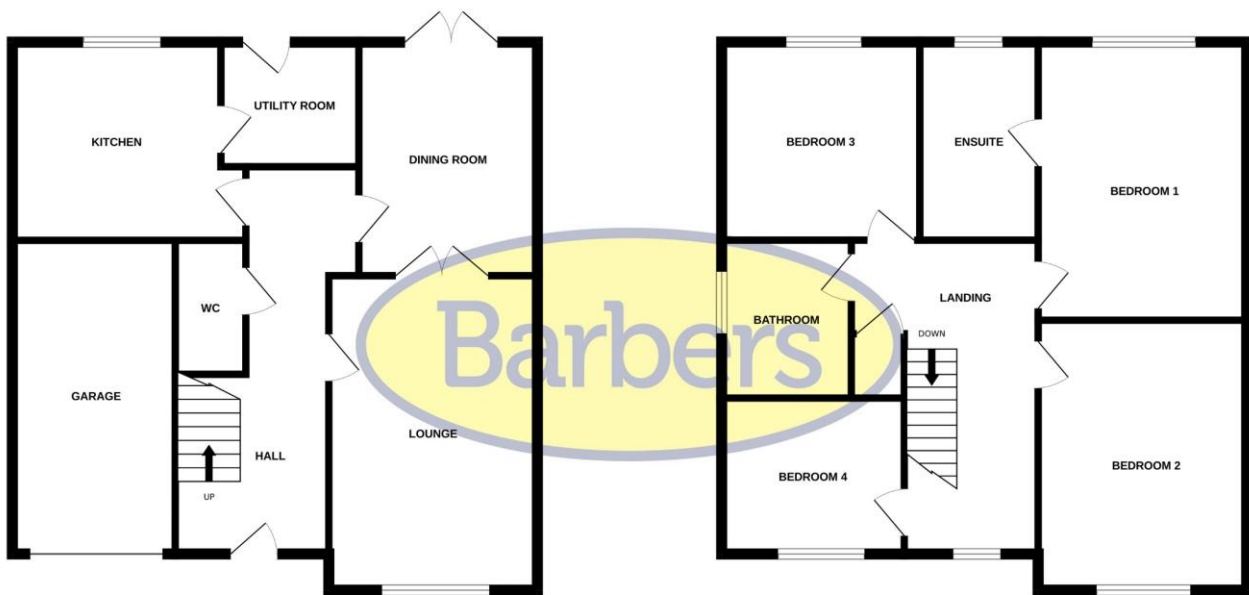
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#### AML REGULATIONS

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.

GROUND FLOOR

1ST FLOOR



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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**All measurements quoted are approximate:**

- Lounge 16'2" x 10'2" (4.93m x 3.1m)**
- Dining Room 12'2" x 9'3" (3.71m x 2.82m)**
- Kitchen/Breakfast Room 10'8" x 9'5" (3.25m x 2.87m)**
- Utility Room 6'6" x 5'6" (1.98m x 1.68m)**
- Master Bedroom 12'6" x 10'2" (3.81m x 3.1m) excl. fitted wardrobes**
- Ensuite Shower Room 9'0" x 5'8" (2.74m x 1.73m)**
- Bedroom Two 11'6" x 10'2" excl. fitted wardrobes (3.51m x 3.1m)**
- Bedroom Three 9'9" x 9'0" (2.97m x 2.74m)**
- Bedroom Four 9'4" x 9'0" (2.84m x 2.74m)**
- Family Bathroom 7'1" x 5'6" (2.16m x 1.68m)**



## 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 667 272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667 272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**Barbers**

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.