



Manorlands, Mill Lane, Higher Heath, SY13 2HR

Helping *you* move





- Substantial Detached Dormer Style Property
- Four Bedrooms, Three Bathrooms
- Two Reception Rooms
- Large Sun Room

- Generous Plot with Spacious Gardens
- Large Driveway and Double Garage
- Fantastic Garden Room
- EPC TBC, Council Tax Band E



Manorlands is a superb four bedroom detached dormer style property occupying a generous plot with large gardens, generous driveway, double garage and versatile Garden Room. Situated in the popular area of Higher Heath, this wonderful family home provides substantial accommodation briefly comprising Entrance Hall, great size Lounge with log burner, Sitting Room, well equipped Kitchen/Breakfast Room, Utility Room, large Sun Room with French doors opening onto the rear garden, Four Double Bedrooms including the Master Bedroom with En Suite, Family Shower Room and Bathroom. Outside, the property is approached through double gates onto a large driveway, providing ample parking space for multiple vehicles and there is also a detached double garage. The attractive rear garden is mainly laid to lawn with a paved patio and a variety of mature shrubs, plants and trees. The property also has a fabulous Garden Room which is perfect for entertaining or as a space to relax.



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 pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, water and drainage are available. LPG 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

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

DIRECTIONS

From Whitchurch travel on the A41 towards Newport, shortly after passing Pine Lodge Garage turn right and then immediate left into Mill Lane, continue on and the property can be found on the right hand side shortly before the turning for Manor Place.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

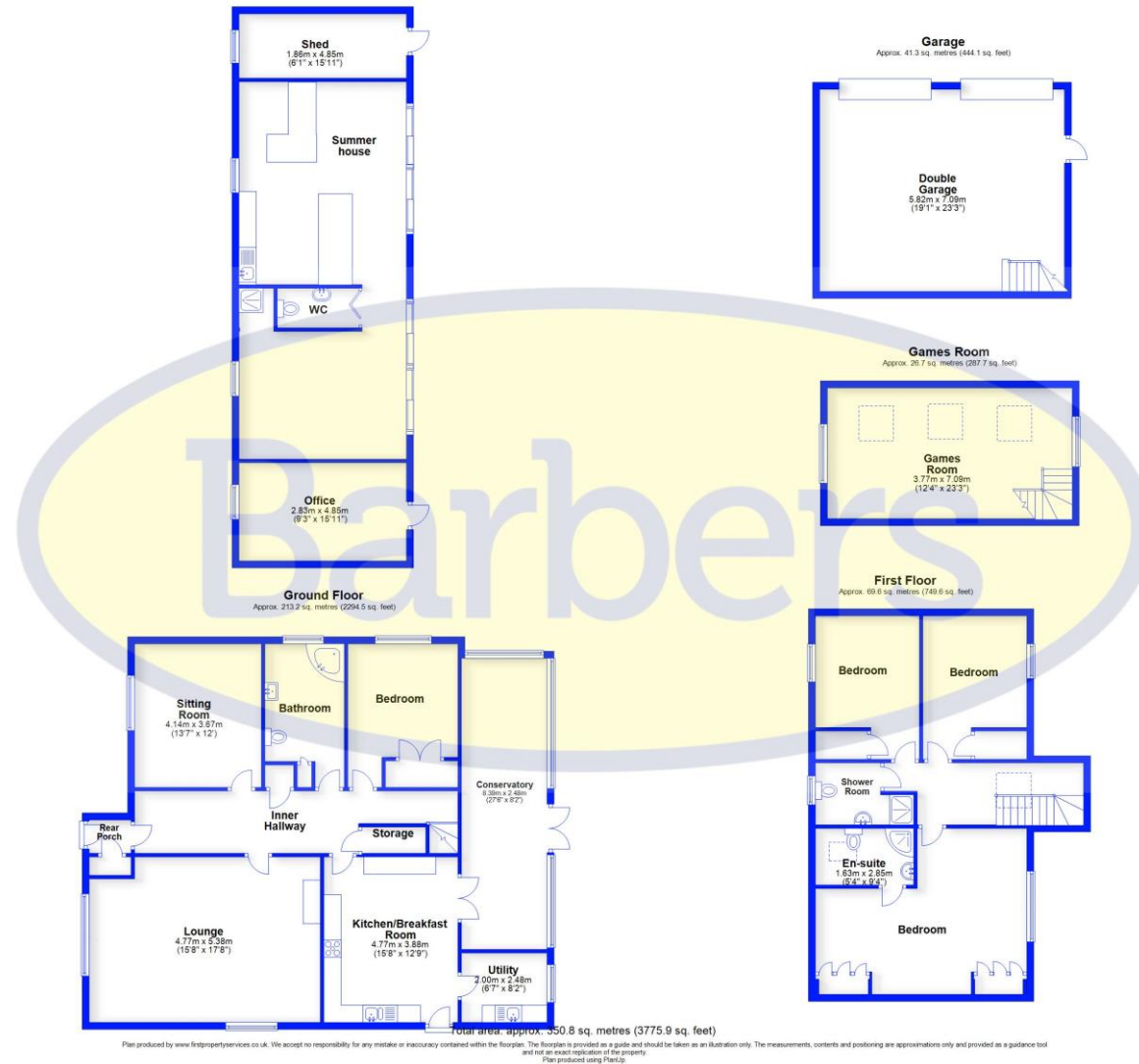
AML REGULATIONS

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
22' 3" x 15' 7" (6.78m x 4.75m)
- SITTING ROOM
13' 5" x 11' 9" (4.09m x 3.58m)
- KITCHEN
15' 7" x 13' 6" (4.75m x 4.11m)
- LEAN TO SUN ROOM
27' 7" x 8' 1" (8.41m x 2.46m)
- MASTER BEDROOM
19' 4" x 15' 4" (5.89m x 4.67m) max
- BEDROOM TWO
13' 3" x 10' 0" (4.04m x 3.05m)
- BEDROOM THREE
13' 2" x 9' 8" (4.01m x 2.95m)
- BEDROOM FOUR
13' 3" x 9' 7" (4.04m x 2.92m)
- SHOWER ROOM
6' 2" x 5' 8" (1.88m x 1.73m)
- BATHROOM
13' 5" x 11' 9" (4.09m x 3.58m)
- OUTBUILDING
35' 5" x 15' 5" (10.8m x 4.7m)
- DOUBLE GARAGE
23' 3" x 18' 8" (7.09m x 5.69m)



WHITCHURCH
 34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
 Email: whitchurch@barbers-online.co.uk
 www.barbers-online.co.uk

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