



Spacious Detached Bungalow

5 Bedrooms

IN NEED OF MODERNISATION!

Conservatory At Rear

Parking For At Least 3 Cars

Mature Gardens With Specimen Trees

112 Twemlows Avenue
Higher Heath, Nr Whitchurch SY13 2HD

Offers in the Region Of £260,000



“May the force be with you!”

The current owner planted the gardens with specimen trees, especially varying types of Magnolia, including one known as Star Wars!

It has the advantage of not being located on a sprawling housing estate and is set behind a mature hedge for privacy, with access via its own five bar gate.

One thing is for certain; you get a lot of bricks and mortar for your money here. Offering up to 5 bedrooms, the property is spacious and is likely to appeal as much to families as those looking for a home to retire to. There is a good-sized conservatory addition that links the original bungalow to the garage conversion that now incorporates 2 additional bedrooms and an en-suite shower room.

Outside, there is ample parking in the driveway for at least 3 cars and the potential to build a garage, if required, subject to planning consent.

Whilst all this sounds far too good to be true, we must point out **THE PROPERTY IS IN NEED OF UPDATING AND MODERNISATION TO REALISE ITS FULL POTENTIAL.**

The fact that this property is located close to the A41 trunk road ensures swift access to the West Midlands, nearby Shrewsbury, Chester and North Wales, although **SOME TRAFFIC NOISE IS AUDIBLE.**

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

Services

Mains water, electricity and drainage

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Shropshire Council – Tax Band D

Agents Note

The internal photographs, external photographs of the rear garden and video (available on request) were taken in 2020 when the property was previously marketed by us and was much less cluttered/overgrown. It was withdrawn from sale at the time due to a change of personal circumstances.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Enclosed Entrance Porch 5' 7" x 2' 11" (1.70m x 0.89m)

Lounge/Dining Room 22' 10" x 19' 2" (6.95m x 5.84m)

Exposed brick fireplace incorporating log burning stove on quarry tiled hearth and extending to full length display/TV plinths with storage shelves above. uPVC double glazed double doors from driveway, corniced ceiling, laminate flooring and 2 radiators.

Inner Hall 5' 0" x 2' 10" (1.52m x 0.86m)

Dado rail and airing cupboard with slatted linen shelves.

Bedroom 1 11' 8" x 11' 4" (3.55m x 3.45m)

Fitted wardrobes, overhead linen cupboards and bedside chests, uPVC double glazed french double doors to rear garden, ceiling fan and radiator.

Family Bathroom

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC. Heated chrome towel rail/radiator, pine panelled ceiling and painted timber panelled walls.

Bedroom 2 11' 8" x 10' 0" (3.55m x 3.05m)

Radiator.

Bedroom 3 11' 9" x 8' 9" (3.58m x 2.66m)

Dado rail, uPVC double glazed external side door, dado rail and radiator.

Kitchen 14' 7" x 11' 4" (4.44m x 3.45m)

Stainless steel sink and drainer inset in rolltop working surfaces with drawers, cupboards, plumbing for washer and plumbing for dishwasher below, matching base units and wall cupboards, Belling free-standing electric cooker, part tiled walls and archway from lounge.

Conservatory 15' 9" x 12' 6" (4.80m x 3.81m)

uPVC double glazed windows and doors, ceramic tiled floor, Worcester free-standing oil central heating boiler, ceiling light/fan, remote control retractable roof blinds and 2 radiators.

Side Hall

Recessed ceiling spotlights.

Bedroom 4 14' 0" x 8' 10" (4.26m x 2.69m)

Laminate flooring, free-standing wardrobe and radiator.

En-Suite Shower Room 5' 8" x 5' 3" (1.73m x 1.60m)

Shower cubicle with electric shower unit, wash hand basin and close coupled WC. Part tiled walls, vinyl flooring and radiator.

Bedroom 5 7' 9" x 5' 8" (2.36m x 1.73m)

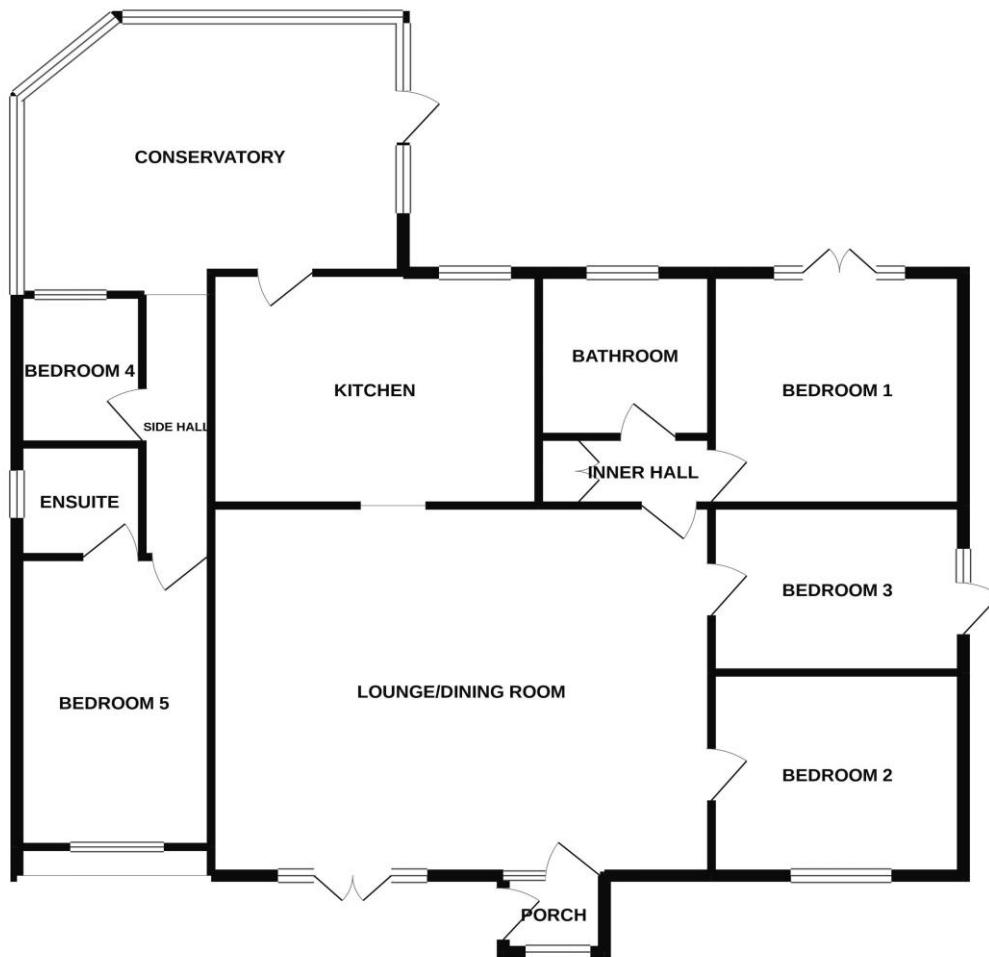
Rear facing internal window and radiator.

OUTSIDE

Tarmac driveway accessed via a 5-bar gate and having parking for at least 3 cars.

Well stocked front and side gardens (with space for the erection of a garage, if required, subject to planning consent), screened from the road by a tall conifer hedge and having a variety of trees, bushes and shrubs.

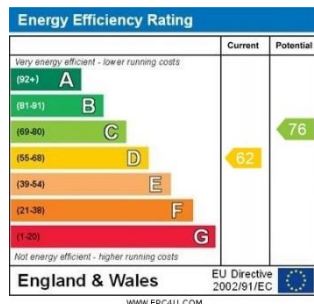
Established, well stocked enclosed rear garden with mature specimen trees (including Star Wars Magnolia variety), paved patio, ornamental garden pond having timber foot bridge. Timber garden shed, oil storage tank, bamboo and timber pergola with wisteria and grape vine.



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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Directions: Leave Whitchurch on the A41 (signposted for Wolverhampton) and follow this road for just under 4 miles into Higher Heath. Turn right into Heathwood Road and then second right into Twemlows Avenue and the property is located on the right hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

