



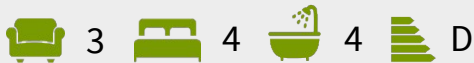
9 WOODLANDS GROVE

HIGHER HEATH | WHITCHURCH | SY13 2JB



Nestled within the sought-after cul-de-sac of Woodlands Grove in the popular village of Higher Heath, this impressive detached family home offers beautifully presented and versatile accommodation extending to just under 1,700 sq ft. Thoughtfully designed to suit modern family living, the property provides an excellent balance of reception space and generous bedrooms, all set within attractively landscaped gardens.

Offers in the region of £355,000



- Spacious Detached Family Home
- Versatile Accommodation, 1700ft²
- Culd De Sac Position in the Village
- Large Landscaped Rear Gardens
- Double Width Drive
- Large Garden Room & Decked Area

LOCATION - HIGHER HEATH

The property is situated within the popular village of Higher Heath. The North Shropshire towns of Whitchurch and Wem are both within easy motoring distance and have an excellent range of local shopping, quality restaurants, recreational and education facilities, major supermarkets and train stations with great access to Crewe, Manchester & Shrewsbury. There are excellent road links to South Shropshire, North Wales & the Midlands & the North West.

For walkers Higher Heath is surrounded by protected countryside with wonderful walks all accessible on foot.

There is a daily bus for primary, secondary schools & a local independent school and the collection point is 200m from the property. There is also a regular bus service to Whitchurch & Shrewsbury and the bus stop is within easy walking distance.

The village of Prees is approximately 1 mile away and offers local shops, including a post office, a newly built medical centre, a primary school and a main line railway station.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 9 Woodlands Grove by private treaty.



The accommodation begins with a welcoming entrance hall leading to a spacious living room / diner ideal for relaxing with family. The kitchen offers an excellent range of fitted units and work surfaces and is complemented by a practical utility room. A versatile family room and a light-filled garden room overlook the rear garden, providing additional living space that could easily adapt to a variety of lifestyles. Completing the ground floor is a contemporary shower room, adding further convenience for guests or multi-generational living. Ideally I think like you were planning the new owners will open the kitchen into the garden room and put a new roof above that and this will be a brilliant addition to the home.

To the first floor, the generous principal bedroom with wall panelled wall, a walk-in wardrobe together with a stylish en suite bathroom. Three further well-proportioned bedrooms are served by a modern family shower room, making the home perfectly suited to growing families.

OUTSIDE & GARDENS

Outside, the property is approached over a double-width driveway providing ample off-road parking, whilst the landscaped front garden creates an attractive first impression. The substantial rear garden is a particular highlight, having been thoughtfully designed to provide the perfect setting for both entertaining and family enjoyment. A large decked seating area overlooks the generous lawn, complemented by mature flower and shrub borders that provide colour and privacy throughout the seasons. A substantial timber-framed garden shed offers excellent storage or workshop potential.

DIRECTIONS

Drive into Higher Heath off the A41 and turn into Heathwood Road. After about 400 metres turn right into Woodlands Grove and the property is located on the left hand side.



WHAT 3 WORDS

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ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' on the Shropshire Council Register.

SCHOOLING - HIGHER HEATH

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.



SERVICES

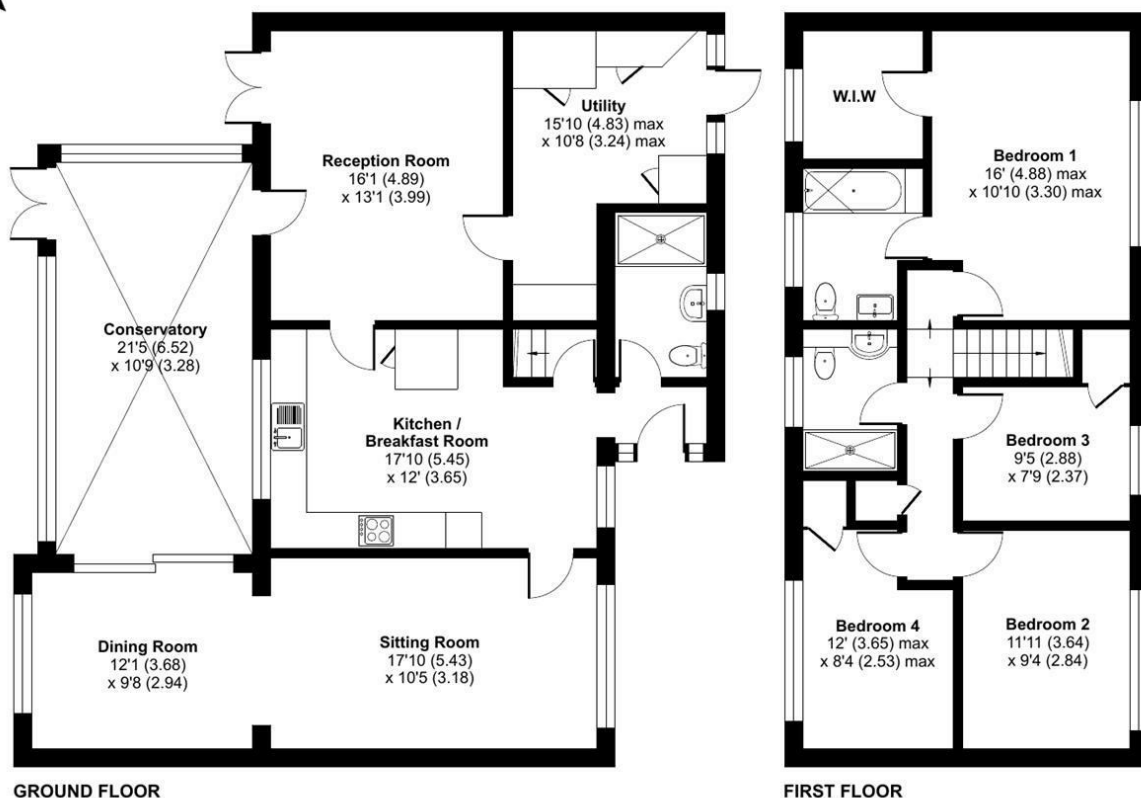
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 1928 sq ft / 179.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2026. Produced for Halls. REF: 1495625

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 ✉ whitchurch@halls.gb.com

www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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