



Detached 3 Bedroom House

Refitted Kitchen/Diner

NO ONWARD CHAIN

Double Parking Space

Full Width Conservatory

Refitted Bathroom

2a Station Road
Prees, Nr Whitchurch SY13 2DN

Offers Over £230,000



This is one of those houses that is far bigger on the inside than initial appearances suggest!

It has been well maintained too, including a refitted kitchen/diner downstairs and a refitted bathroom upstairs. Not only that, but there are also views from the rear upstairs windows over open countryside in the distance.

The spacious conservatory effectively provides a further ground floor reception room and the well presented accommodation immediately creates a good first impression.

There is no doubt about it; you get a lot of house for your money here!

Location wise, the village of Prees seems to have come into its own over the last few years and it is not difficult to see why. There is a real sense of 'community' here, the village itself having shops, post office, medical centre, hairdresser, village hall, railway station and primary school. There is a club house within the recreational ground, which also incorporates a bowling club, along with cricket and football fields.

Prees has its own railway station and the house is well placed for travel by car into nearby Whitchurch, Wem and Shrewsbury. Nearby road links provide access to the motorway network for travel throughout a wide geographical area.

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 - Council Tax Band D

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GROUND FLOOR

Entrance Hall

Double glazed door to the front, laminate flooring, stairs to the first floor and radiator.

Lounge 13' 3" x 12' 10" (4.04m x 3.92m)

Light and airy lounge with fireplace having marble interior and hearth with electric flicker flame fire with feature pebbles, built-in cupboard under stairs and radiator.

Kitchen/Diner 16' 10" x 9' 9" (5.13m x 2.96m)

Spacious kitchen/diner recently updated with a range of modern wall and base units, comprising inset sink unit, inset electric hob with stainless steel extractor over, built in double oven, plumbing for washing machine and space for fridge/freezer. Part tiled walls, laminate flooring and twin opening double glazed doors to conservatory.

Conservatory 16' 8" x 8' 10" (5.08m x 2.68m)

Large conservatory with double glazed windows and twin opening doors to the rear garden. Tiled floor, plumbing for dishwasher/washing machine, radiator, wall lighting and large storage unit having sliding doors and power supply.

FIRST FLOOR

Landing

Loft access to boarded roof space (with light) via folding ladder.

Bedroom 1 11' 10" to wardrobes x 10' 11" (3.60m to wardrobes x 3.34m)

Built in wardrobe with sliding doors, built in dressing table and radiator. Airing cupboard with hot water tank.

Bedroom 2 9' 1" x 6' 9" (2.78m x 2.07m)

Radiator.

Bedroom 3 8' 8" x 7' 6" (2.65m x 2.28m)

Radiator.

Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)

REFITTED Recently fitted with a modern three piece, comprising WC, wash hand basin and bath with power shower over and glazed shower screen. Fully tiled walls, extractor fan and heated chrome towel rail.

OUTSIDE

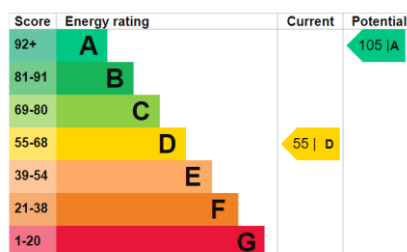
To the front of the property is a gravelled drive providing a double width parking space.

Access to the side of the house leads to the privately enclosed rear garden with lawned area, paved patio, oil storage tank and lean-to side porch with light and cold water tap. Further paved seating area, adjacent to a gravel area.



Directions: Leave Whitchurch on the A41, signposted for Wolverhampton. Follow the dual carriageway and at the large roundabout turn right along A49 towards Shrewsbury. Follow the road for just under 2.5 miles and turn right into Whitchurch Road, signposted for Prees. After about half a mile, in the centre of Prees, turn right into Mill Street, which leads into Station Road and you will see the property on the right hand side, identified by our 'For Sale' sign.

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.

