



Recently Built Detached Bungalow

3 Double Bedrooms (1 En-Suite)

Large, Well Stocked Private Rear Garden

Beautifully Finished Throughout

Granite Kitchen/Diner

Parking For Numerous Vehicles

Treetops Golf House Lane
Prees Heath, Nr Whitchurch SY13 3JR

Offers Over £360,000



There are many people out there who feel that life is too short to move house and having to renovate straightaway. If this sounds like you, then look no further as 'Treetops' could well be the home for you!

Approached literally off the beaten track, this 3-bedroom detached bungalow is located off an unadopted road and has the great advantage of not being overlooked from the rear.

It was built in 2020 and has the great advantage of being offered with all the trappings of a new home, yet has a delightful, established large rear garden that is not overlooked. To the front, it is screened from the lane by high double timber gates and has a substantial driveway with enough room to park a small fleet of vehicles!

Inside, the practical and conventional internal layout 'flows' nicely and the rooms are generously proportioned, including 3 double bedrooms, the master having an en-suite shower room. The granite kitchen/diner and the lounge with its impressive, vaulted ceiling are also noteworthy features.

It is within easy distance of two nature reserves/areas of outstanding natural beauty which are suitable for dog walkers.

From its lovely semi-rural location, the bungalow is particularly well placed for travel throughout a wide geographical area in the fact that it has a road link onto Whitchurch bypass. Therefore, access into Whitchurch itself, Shrewsbury, Chester and Newport is easily achieved.

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

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.



Entrance Porch

Indian stone paved main entrance and timber pillar.

T Shaped Entrance Hall *18' 11" x 5' 0" (5.76m x 1.52m) and 14' 4" x 3' 5" (4.37m x 1.04m)*

Double glazed roof skylight window, Amtico flooring, double glazed front door and side panel, loft access hatch and large built-in storage cupboard.

Lounge *16' 9" x 13' 7" (5.10m x 4.14m)*

Vaulted ceiling with recessed spotlights, Amtico flooring and french double doors with matching side panels leading to rear garden.

Kitchen/Diner *17' 7" x 11' 4" (5.36m x 3.45m)*

Sink and drainer with instant boiling hot water tap inset in granite worktops with drawers, cupboards and integral dishwasher below, 5 ring electric ceramic induction hob with illuminated extractor hood above, split level cooker comprising electric double oven and grill, integral upright fridge and freezer, Amtico flooring, recessed ceiling spotlights and roof skylight window.

Utility Room *7' 9" x 6' 0" (2.36m x 1.83m)*

Belfast sink inset in full length solid granite worktop with drawers, cupboards and plumbing for washing machine below, wall cupboards, Worcester wall mounted LPG central heating boiler, extractor fan and Amtico flooring.

Master Bedroom *12' 2" x 11' 9" (3.71m x 3.58m)*

Double sliding door wardrobes and Amtico flooring.

En-Suite Shower Room *9' 9" x 5' 6" (2.97m x 1.68m)*

Shower cubicle with mains mixer shower unit. Wash hand basin and WC inset in vanity unit with cupboards below, Amtico flooring and heated chrome towel rail.

Bedroom 2 *12' 2" x 9' 10" (3.71m x 2.99m)*

Triple sliding door mirrored wardrobes and Amtico flooring.

Bedroom 3 *9' 10" x 9' 10" (2.99m x 2.99m)*

Amtico flooring.

Family Bathroom *9' 9" x 5' 9" (2.97m x 1.75m)*

P-Shaped panelled bath with mains mixer shower unit over and glazed shower screen. Wash hand basin and WC inset in vanity unit with cupboards below, recessed ceiling spotlights, Amtico flooring, extractor fan and heated chrome towel rail.

OUTSIDE

Timber double gates open onto the large gravel driveway that provides parking for numerous vehicles. Lawned area and raised flower and shrub bed.

Large, private enclosed rear garden laid to lawn and having mature trees, bushes, bamboo and flower borders. Full width Indian stone paved patio with raised timber deck.

Open-fronted seating/party area *14' 9" x 14' 7" (4.49m x 4.44m)* with **barbecue/bar area** *8' 10" x 5' 9" (2.69m x 1.75m)*.

Timber garden shed and large timber workshop/shed with chicken enclosure/dog run at rear.

Feature ornamental garden pond, outside lighting and play area with bark chippings.

Services

Mains water, electricity and drainage.

Central Heating

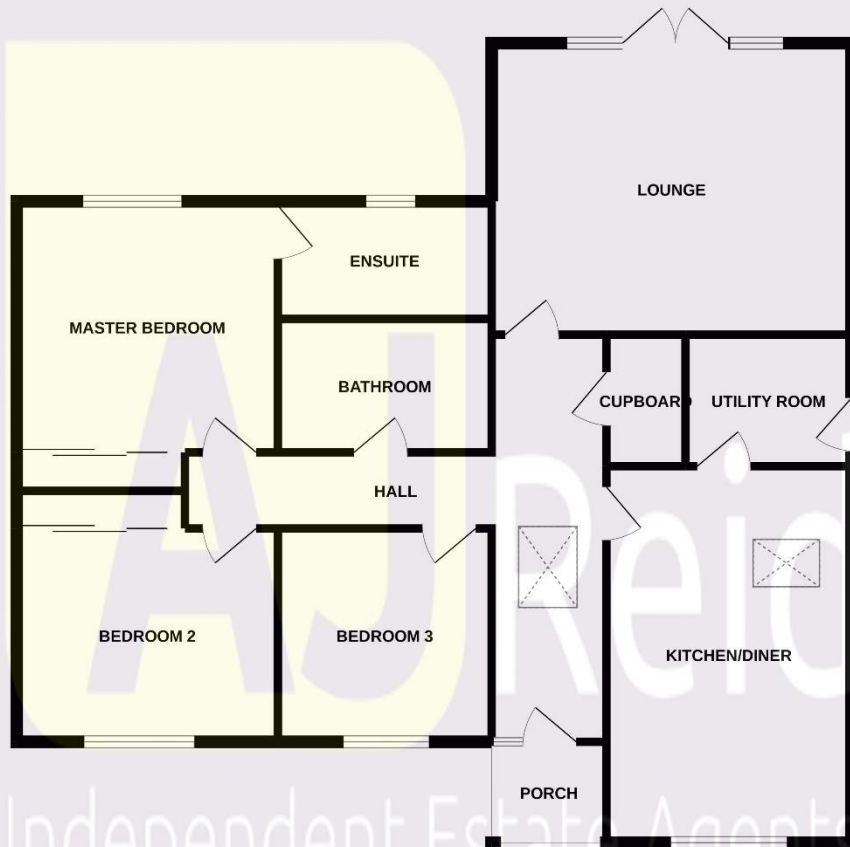
Worcester LPG boiler supplying underfloor heating and hot water.

Tenure

Freehold.

Council Tax

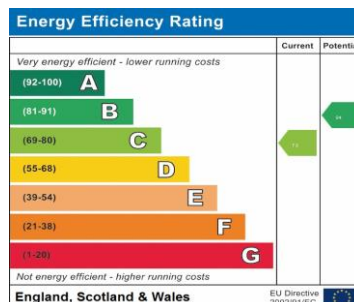
Shropshire Council – Band F



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. Made with MetrePIX ©2022

Directions: From Whitchurch take the A41 bypass in the direction of Wolverhampton, proceed along the dual carriageway and at the roundabout with the junction of the A49 (signposted towards Shrewsbury) take the third exit (U turn) proceeding back down the dual carriageway and then turn first left, by The Raven public house, into Tilstock Lane. Turn first left into Golf House Lane and the property is located after a short distance 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.

