



**Beautifully Presented Detached Bungalow**

**3/4 Bedrooms (1 En-Suite)**

**Wrap Around Gardens To 4 Sides with 'Home-Office'**

**Superb Refitted Kitchen/Diner/Family Room**

**Spacious Refitted Family Bathroom**

**Far Reaching Rural Views**

**The Coppice Tilstock Lane**  
Prees Heath, nr Whitchurch SY13 3JS

**Offers in the Region Of £425,000**



## **Just because you live in a bungalow, it doesn't mean that you have to trade down in size and compromise on floor space.**

Take The Coppice for example; it could give many a modern 4 bedroom detached house a run for its money and this, coupled with the beautifully presented accommodation and far reaching views over open countryside, make it a very attractive proposition in deed!

Something of a surprise is that despite the mature exterior, the interior has been updated, thus creating a welcome harmony of traditional and contemporary features. It has been re-wired and the lighting can be operated remotely, whilst heating for rooms can be zoned and programmed independently.

Being an older property, the room dimensions are generally spacious and can be used as you wish for all manner of purposes, although undoubtedly, the 'piece de resistance' has to be the open plan kitchen/diner/family room with such large proportions that many will virtually never leave (apart from going to bed or the bathroom!).

It occupies a generous plot with far reaching views over open fields and the gardens are a pleasure, extending to all 4 sides. The fact that they are securely enclosed, suggests appeal to those with children and pets. Those working from home are bound to be impressed by the recently constructed 'home-office'. Complete with insulated walls. Power supply and double glazed window and door.

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. The town even has its own railway station as well as a good range of shops, schools, doctors, dentists, pubs, restaurants etc. Access to larger conurbations such as Chester, Wrexham, Shrewsbury and Shrewsbury is easily achieved from here.

**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**

*Worcester oil central heating boiler supplying radiators and hot water.*

### **Tenure**

*Freehold.*

### **Council Tax**

*Shropshire Council - Tax Band E.*

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.



## Storm Porch

**Spacious L-Shaped Entrance Hall** 12' 5" x 5' 10" (3.78m x 1.78m) and 12' 3" x 6' 7" (3.73m x 2.01m) Laminate flooring, loft access hatch, recessed ceiling spotlights, radiator and full height mirror leading to: -

**'Secret Cloaks Cupboard'** 4' 9" x 2' 10" (1.45m x 0.86m) Light.

**Sitting Room/Bedroom 4** 16' 5" into bay x 11' 1" (5.00m into bay x 3.38m)  
Radiator and loft access hatch.

**Open Plan Refitted Kitchen/Diner/Family Room** 20' 5" min x 18' 2" (6.22m min x 5.53m)

Plus front facing bay window. Sink and drainer inset in solid timber worktop with cupboards, concealed bin storage and integrated dishwasher below, full height integrated fridge and freezer units, matching island unit with breakfast bar incorporating electric ceramic induction hob with illuminated extractor unit above and having drawers, cupboards and glazed wine cooler fridge below, 2 wall light points, laminate flooring, 2 skylight roof windows, radiator and fireplace incorporating Clearview multi-fuel stove.

**Utility Room** 7' 6" x 7' 2" (2.28m x 2.18m)

Belfast sink inset in solid timber worktop with cupboard, storage and plumbing for washing machine below, further base unit with shelves and Worcester free-standing oil central heating boiler below, part tiled walls and external door to rear garden.

**Cloakroom** 7' 6" x 3' 6" (2.28m x 1.07m)

Ceramic sink with mixer tap inset in vanity unit with cupboards below and close coupled WC. Laminate flooring, part tiled walls, recessed ceiling spotlights and radiator.

**Master Bedroom** 17' 0" into bay x 13' 3" (5.18m into bay x 4.04m)

Front bay with fitted dressing table and drawers, herringbone woodblock parquet flooring and radiator.

**En-Suite Dressing Area** 8' 1" x 4' 1" (2.46m x 1.24m)

Hanging rails, chests of drawers, herringbone woodblock parquet flooring, and having drawers, cupboards and glazed wine cooler fridge below and leading to: -

**Refitted En-Suite Shower Room** 8' 1" x 5' 6" (2.46m x 1.68m)

Full width shower cubicle having mains mixer shower unit and glazed shower screen, wash hand basin in vanity unit with cupboards below and close coupled WC. Recessed ceiling spotlights, part tiled and part timber panelled walls.

**Bedroom 2** 16' 1" into bay x 13' 3" (4.90m into bay x 4.04m)

Herringbone woodblock parquet flooring, recessed ceiling spotlights, radiator and fireplace opening with mirrored interior.

**Inner Lobby** 4' 3" x 3' 8" (1.29m x 1.12m)

Concealed from hallway via wood panelled door and leading to: -

**Bedroom 3/Study** 12' 3" x 8' 9" (3.73m x 2.66m)

Laminate flooring and radiator.

**Refitted Family Bathroom** 11' 0" min x 8' 2" (3.35m min x 2.49m)

Deep, square bath, wash hand basin inset in vanity unit with cupboards below, close coupled WC and shower cubicle with mains mixer shower unit, laminate flooring, part tiled walls and heated chrome towel rail.

## OUTSIDE

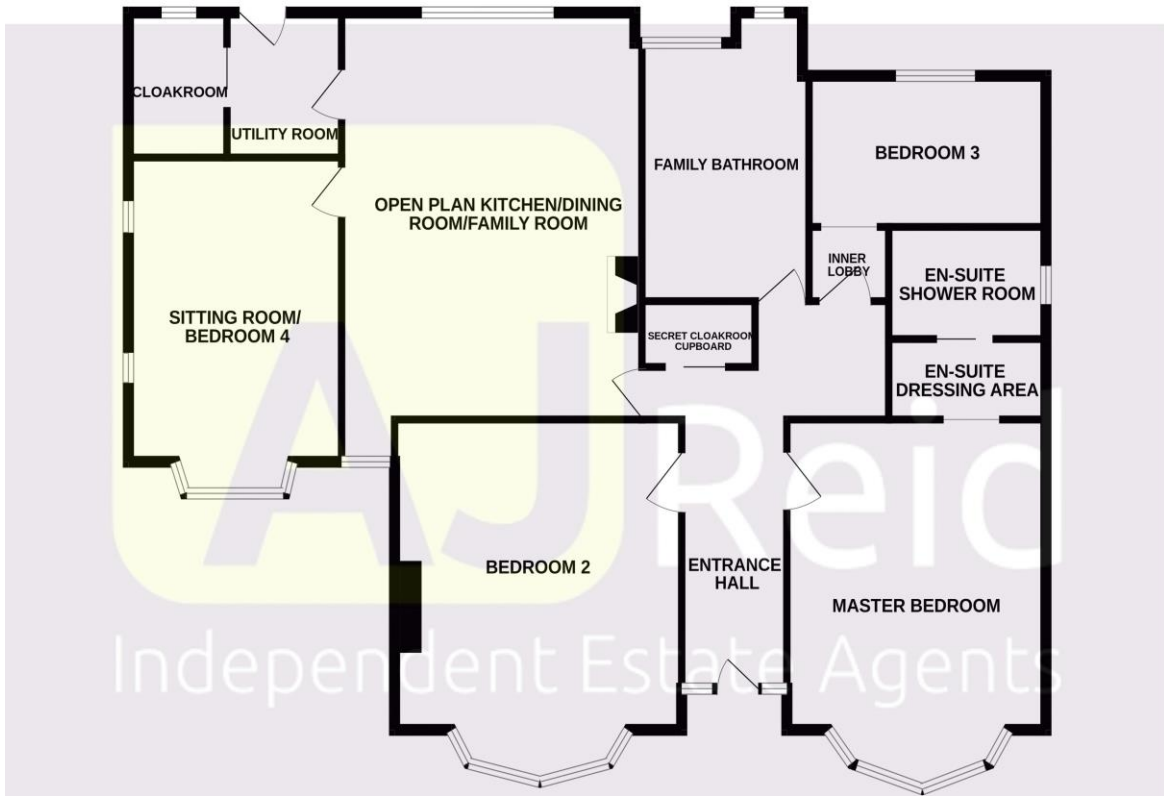
Tall timber gates lead to the crazy paved driveway which provides ample parking to the front of the property. Easily managed front garden with gravel features and timber 5 bar gate leading to: -

Large wrap-around enclosed side and rear gardens laid to lawn and having pergola with paved seating area below, plus paved rear patio, external power sockets, recessed soffit recessed spotlights, concrete utility side area with oil storage tank and log store, mature trees, bushes and shrubs.

**Large timber clad block-built workshop** 15' 7" x 8' 10" (4.75m x 2.69m) with lights and power supply. External soffit recessed spotlights.

**Home-Office/Gym/Workshop** 18' 5" x 8' 6" (5.61m x 2.59m)  
Lights, power, insulated walls, double glazed window and door.

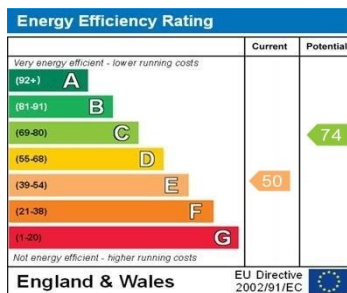
# GROUND FLOOR



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 Metropix ©2023

**Directions:** From Whitchurch take the A41 bypass towards Wolverhampton, proceed along the dual carriageway and at the roundabout at Prees Heath 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 and the property is located after a short distance on the left 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.



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**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.

