



Large Detached Bungalow With Solar Panels

Generous Plot

Spacious Lounge/Dining Room Plus 2 Double Bedrooms

Scope For Further Improvement

Ample Parking Within Grounds

Includes Former Mill/Large Garage

The Old Mill Brades Road
Prees, Nr Whitchurch SY13 2DU

Offers in the Region Of £319,950



One of the most relaxing things in your garden is to listen to the sound of running water. People spend a small fortune installing pumps, powering artificial streams and water features. Well, there is no such need here!

The running brook to the rear of this spacious detached bungalow runs constantly 365 days a year - bliss! Not only that, but it is also offered complete with part of the original mill, which is now utilised as a large single garage and the grounds extend beyond the brook itself, ensuring privacy as you gaze towards the embankment.

The property itself is far larger than external appearances suggest, some may say 'Tardis-like!' The internal accommodation layout could be altered to create 3 bedrooms if required (by reducing the size of the enormous 27' lounge/dining room, if necessary). The kitchen is also a good size and from here, a spacious conservatory has been added. Outside, the raised sun terrace at the rear takes full advantage of views over the garden, whilst solar roof panels still have the benefit of a government grant, ensuring an annual income towards running costs - a win, win situation for doing nothing!

The property is located opposite a play area and is close to sports playing fields, so the more energetic buyers will not have far to go for a game of bowls, cricket or football (with a chance to cool off in the club house afterwards!).

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 a shop, post office, church, doctor, hairdresser, village hall, railway station and primary school.

It is well placed for travel by car into nearby Whitchurch, Wem and Shrewsbury.

Finally, it should be noted that this property is vacant and is therefore offered with the benefit of having **NO ONWARD CHAIN**.

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.



Canopied Storm Porch

Steps lead up to main entrance.

Enclosed Entrance Porch 5' 0" x 4' 6" (1.52m x 1.37m)

Upvc double glazed front door, wall light and laminate flooring.

Entrance Hall 19' 2" x 5' 0" (5.84m x 1.52m)

Laminate flooring, radiator and loft access hatch.

Lounge/Dining Room 27' 7" x 13' 10" (8.40m x 4.21m)

Timber fireplace surround with tiled interior and hearth with open grate, 3 wall light points, 2 radiators and french double doors leading to the raised paved sun terrace.

Kitchen/Breakfast Room 14' 4" x 10' 9" (4.37m x 3.27m)

Sink and drainer inset in rolltop working surfaces with drawers, cupboards and plumbing for dishwasher below, further base units, wall cupboards, free-standing electric cooker with extractor hood above, engineered timber flooring, part tiled walls and serving hatch.

Conservatory 11' 4" x 9' 0" (3.45m x 2.74m)

Tiled floor, plumbing for washing machine, uPVC double glazed windows and doors to rear garden.

Bedroom 1 12' 0" x 10' 10" (3.65m x 3.30m)

Radiator.

Bedroom 2 10' 11" x 10' 10" (3.32m x 3.30m)

Engineered timber flooring and radiator.

Bathroom

Panelled bath, pedestal wash hand basin, close coupled WC and separate shower cubicle with mains mixer shower unit. Large airing cupboard.

OUTSIDE

Tarmac driveway leading to a large concrete hardstanding area to the side of the bungalow and giving access to the **LARGE SINGLE GARAGE/FORMER MILL** 20' 0" x 12' 0" (6.09m x 3.65m) light, power, up and over door and original mill mechanism.

Delightful well stocked gardens to the front, sides and rear, including lawns, a large, raised ornamental pond, well stocked flower beds, bushes, trees, fruit trees, grape vine and abutting a brook with further garden area beyond the embankment.

Large, paved patio having steps up to the raised paved sun terrace with delightful views over the garden.

Services

Mains water, electricity and drainage.

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

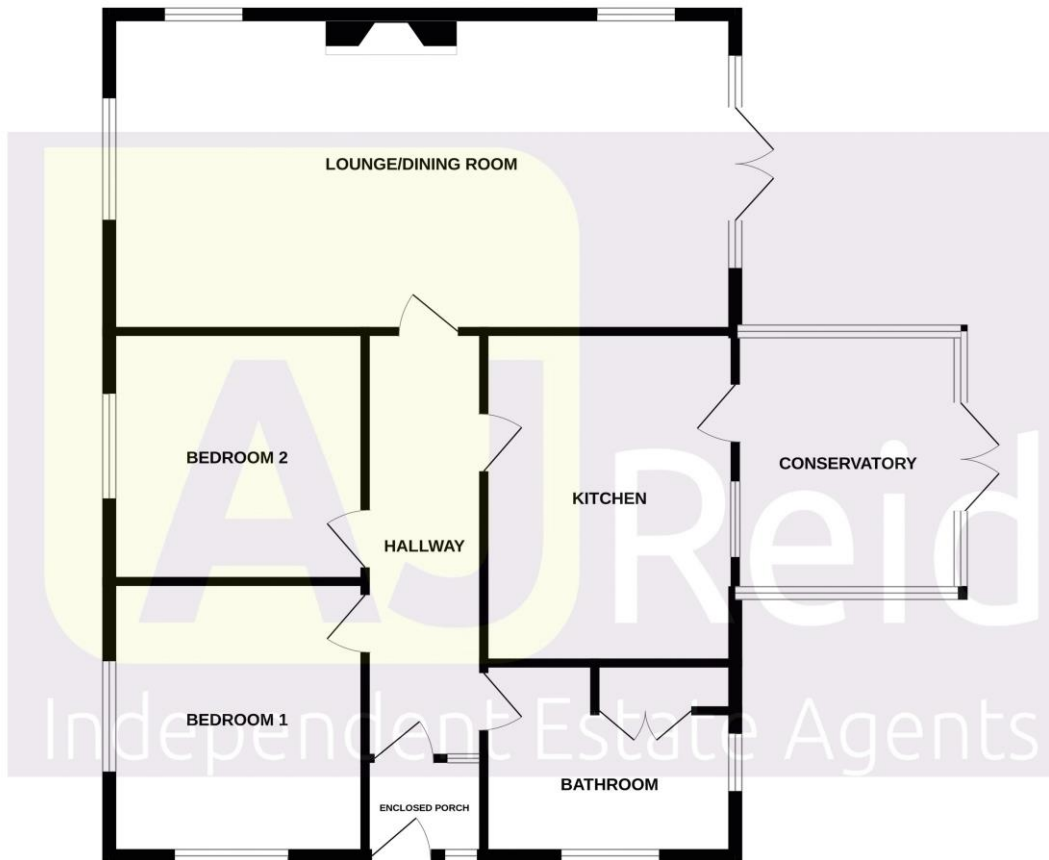
Shropshire Council - Tax Band D.

Agents Note 1

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

Agents Note 2

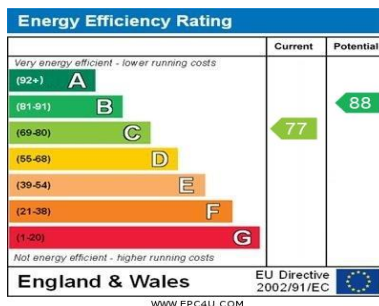
Vintage images of the original mill are shown on our website.



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 62024

Directions: Leave Whitchurch on the A41, signposted for Wolverhampton. Follow the dual carriageway and at the large roundabout by The Raven, turn right along A49. 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 and next left into Brades Road. The bungalow is located immediately 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 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.

