



**Mature Detached Bungalow**

**3 Bedrooms**

**Scope For Modernisation & Improvement**

**NO ONWARD CHAIN**

**Large, Private Rear Garden**

**Popular Village Location**

**Badgers Glade Moreton Street**  
Prees, Nr Whitchurch SY13 2EG

**Offers in the Region Of £390,000**



**If you like gardening, you will love the size of the plot that this detached bungalow sits on. It enjoys a particularly private rear aspect with a large back garden and is located off a country lane, opposite a thatched cottage - bliss!**

The bungalow is however in need of modernisation and improvement to realise its full potential, although on the bright side, it will allow you to choose your own kitchen, bathroom and decor. All fitted carpets, curtains and light fittings are included in the sale.

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 bungalow 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***

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.



## ACCOMMODATION

### Storm Porch

**Entrance Hall** 20' 1" x 4' 0" (6.12m x 1.22m)  
Radiator, loft hatch and airing cupboard with insulated hot water cylinder and immersion heater.

**Lounge** 14' 11" x 11' 11" (4.54m x 3.63m)  
Stone fireplace with open grate on slate tiled hearth, 4 wall light points and radiator.

**Kitchen/Breakfast Room** 11' 10" x 10' 8" (3.60m x 3.25m)  
Stainless steel sink and drainer inset in working surfaces with cupboards below, further base units and wall cupboards, part tiled walls, tiled floor, oil fired STANLEY free-standing cooker with 2 hotplates having ovens below and back boiler with extractor hood above.

**Utility Room** 8' 5" x 5' 10" (2.56m x 1.78m)  
Stainless steel sink and drainer inset in base unit with cupboards and plumbing for washing machine below, tiled floor, radiator and built-in cloaks cupboard.

**Bedroom 1** 11' 4" x 10' 8" (3.45m x 3.25m)  
Corniced ceiling and radiator.

**Bedroom 2** 11' 10" x 8' 11" (3.60m x 2.72m)  
Corniced ceiling and radiator.

**Bedroom 3** 9' 11" x 9' 10" (3.02m x 2.99m)  
Corniced ceiling and radiator.

**Bathroom** 6' 8" x 6' 0" (2.03m x 1.83m)  
Panelled bath with electric shower unit over, pedestal wash hand basin and close coupled WC, corniced ceiling and radiator.

## OUTSIDE

Gravel driveway leads to the **LARGE SINGLE GARAGE** 20' 4" x 9' 8" (6.19m x 2.94m)  
Light, power, metal up-and-over door, plus connecting door leading to rear garden.

Additional parking for 3 cars.

Easily managed front garden with deep shrub bed.

Large enclosed rear garden laid to lawn with roses, bushes, trees, fruit trees (pear, plum and apple), vegetable plot, paved patio, oil storage tank and timber aviary.

### Services

Mains water, electricity and drainage.

### Central Heating

Oil fired STANLEY stove with back boiler supplying radiators and hot water.

### Tenure

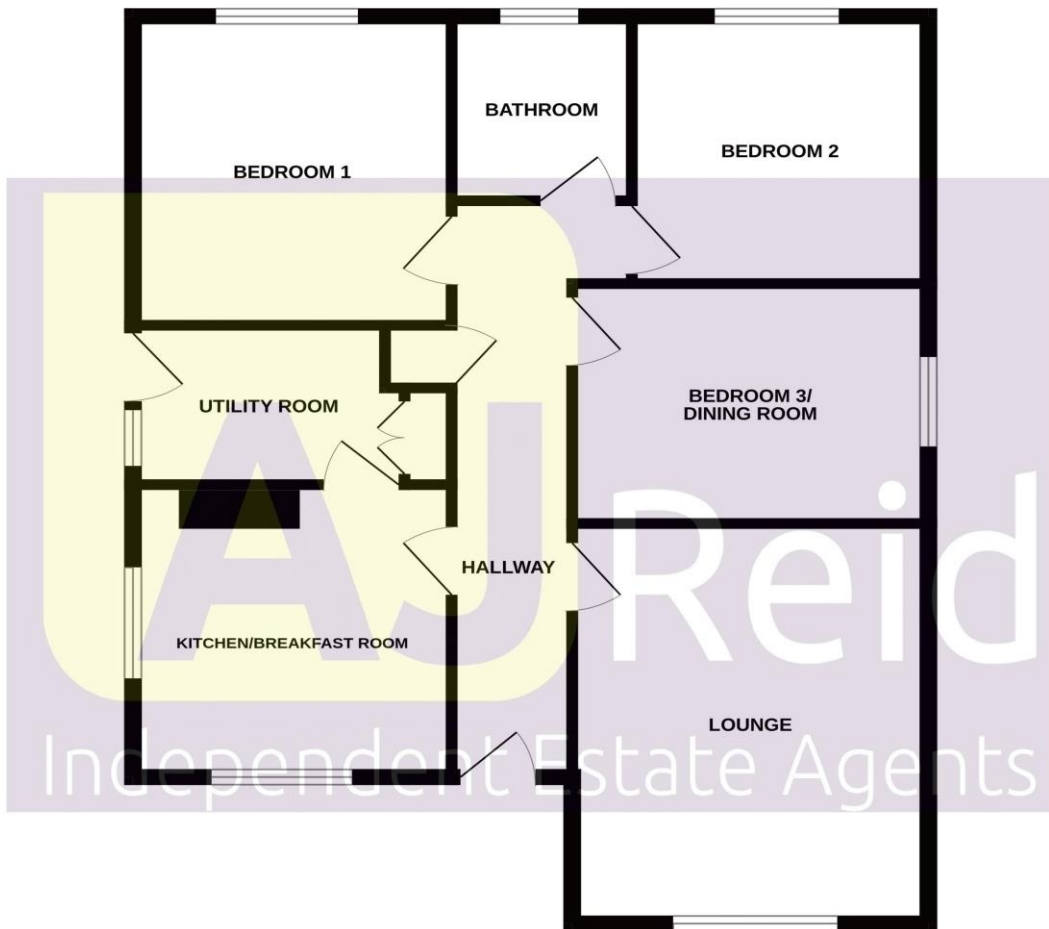
Freehold.

### Council Tax

Shropshire Council - Tax Band C.

### Agents Note

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

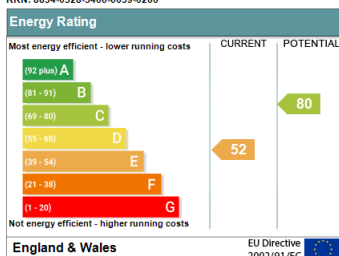


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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**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, turn left into Church Street, bear left into Moreton Street and the property is located 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.

Address: Badgers Glade, Moreton Street, Prees, WHITCHURCH, SY13...  
RRN: 8834-0528-5400-0659-0206



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