



Extended Semi-Detached Cottage

Long Rear Garden

Refitted Kitchen/Diner Plus Conservatory

Faces And Backs Onto Fields

2 Reception Rooms & 3 Bedrooms

Ample Parking In Driveway

Ivanhale, Whitchurch Road
Prees, Nr Whitchurch SY13 2DD

Offers in the Region Of £299,950



"Escape to the country" - not just a popular programme on television, but also something that you can do if you decide to buy this extended semi-detached cottage, which faces and backs onto fields!

Not only that, it has the great advantage of occupying a generous plot that not only provides ample parking for several vehicles in the driveway, but also boasts a long rear garden with useful outbuildings.

Over the years, the property has been extended to provide spacious accommodation, (downstairs especially) whilst providing a flexible layout. For example, future owners may decide to enlarge the rear living room by removing the partition wall that separates it from part of the spacious reception hall or moving the downstairs bathroom upstairs.

Mind you, looks can be deceptive and do not for one-minute think that it is located down a leafy country lane; it is situated off a slip road on the main A49 trunk road to Shrewsbury. The fact that this property is located on the main 'A' road ensures swift access to the West Midlands, nearby Whitchurch, Shrewsbury, Chester and North Wales, although some traffic noise is audible from here.

It is located close to the village of Prees and there is a real sense of 'community' here, the village itself having shops, post office, church, medical centre, hairdresser, village hall, sports centre, railway station and primary school.

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 and electricity. Septic tank drainage.

Tenure

Freehold.

Central Heating

Solid fuel boiler supplying radiators and hot water.

Council Tax

Shropshire Council - tax band C.

Agents Note

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

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.



GROUND FLOOR

Reception Hall 20' 6" x 5' 11" (6.24m x 1.80m) *narrowing to 3' 1" (0.94m)* Staircase to first floor with built-in storage cupboard below, 2 wall light points and radiator.

Sitting Room 12' 5" x 11' 11" (3.78m x 3.63m) Fireplace incorporating log burning stove on slate hearth, wood effect laminate flooring, radiator, corniced ceiling and moulded plaster ceiling light rose.

Living Room 10' 4" x 10' 0" (3.15m x 3.05m) Fireplace incorporating free-standing solid fuel central heating boiler, corniced ceiling and leading to: -

Refitted L-Shaped Kitchen/Diner 17' 0" x 7' 11" (5.18m x 2.41m) and 11' 11" x 8' 4" (3.63m x 2.54m) Stainless steel sink and drainer inset in woodgrain effect working surfaces with drawers, cupboards and plumbing for washing machine below, 4 ring electric induction hob with illuminated extractor hood above, split level cooker comprising electric double oven and grill with microwave above, wall cupboards, recessed ceiling spotlights, tiled floor and 2 radiators.

Conservatory 16' 6" x 7' 8" (5.03m x 2.34m) Flat fibreglass roof with lantern roof light, recessed ceiling spotlights, tiled floor and log burning stove on a slate hearth.

Bathroom 7' 6" x 5' 8" (2.28m x 1.73m) White suite comprising panelled bath with mains mixer power shower over, pedestal wash hand basin and close coupled WC. Tiled floor, extractor fan and radiator.

FIRST FLOOR

Landing 7' 11" x 2' 8" (2.41m x 0.81m) Radiator.

Bedroom 1 13' 0" x 10' 2" (3.96m x 3.10m) Range of built-in wardrobes, radiator and **walk-in cupboard** 3' 0" x 2' 5" (0.91m x 0.74m) with internal and external windows.

Bedroom 2 10' 1" x 9' 5" (3.07m x 2.87m) Radiator and built-in cupboard.

Bedroom 3 7' 10" x 6' 10" (2.39m x 2.08m) Radiator.

OUTSIDE

Gravel driveway with parking for several vehicles.

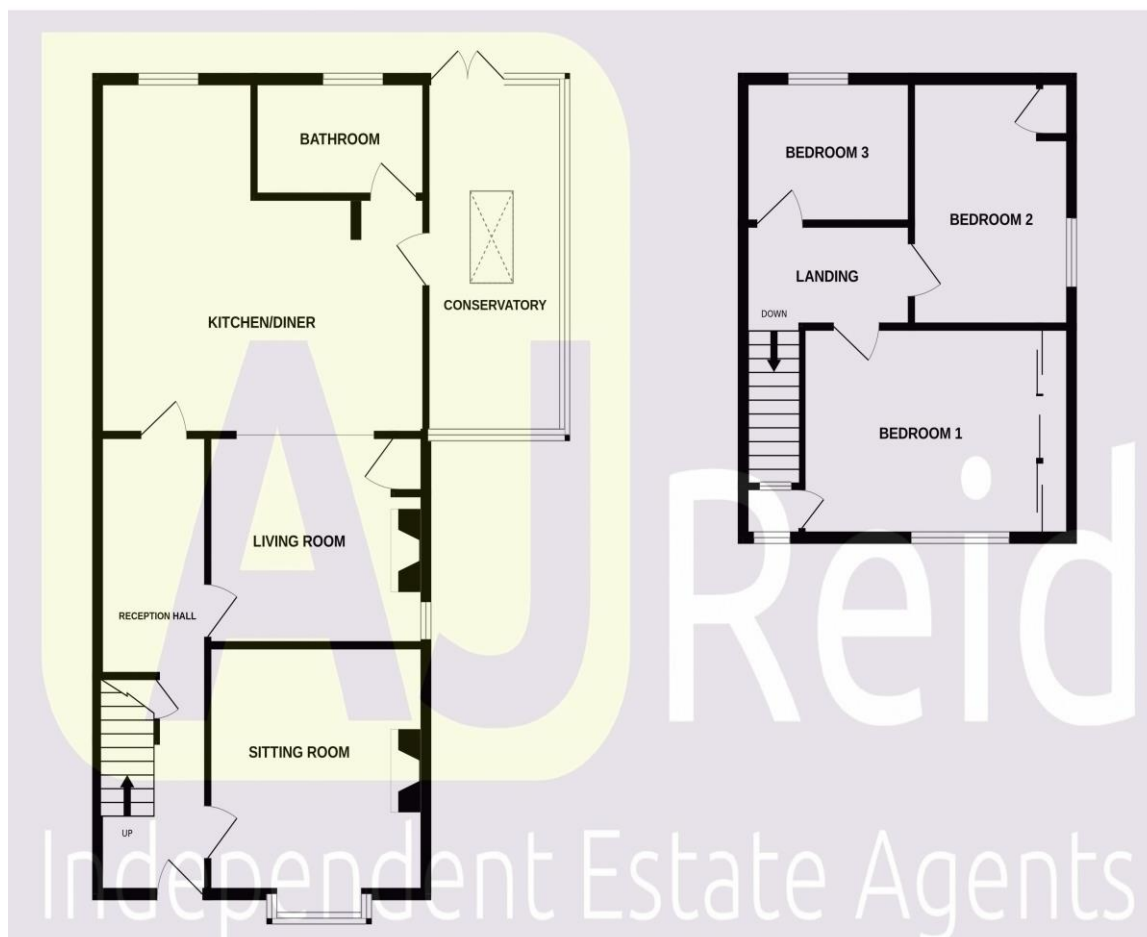
Long, enclosed rear garden laid to lawn and edged with bushes, shrubs and a tall conifer hedge.

Low box hedging with vegetable garden beyond, having 4 raised beds and views over fields.

Gravel path leads to **WORKSHOP** 14' 9" x 13' 7" (4.49m x 4.14m) Adjacent **STORAGE SHED** 14' 9" x 6' 0" (4.49m x 1.83m).

Aluminium greenhouse and further timber garden shed with power and water supply.

Full width gravel patio.



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 miles, proceeding past Holly Farm Garden Centre and turn next right onto the slip road, leading to the property 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.

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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.