



**Extended End Terraced Cottage**

**Large Rear Garden**

**2 Reception Rooms**

**4 Bedrooms**

**Driveway With Space For 3 Cars**

**Kitchen/Breakfast Room**

**11 Moreton Street**  
Prees, Nr Whitchurch SY13 2EG

**Price £285,000**





If your idea of bliss is living down a country lane in a cottage with beamed ceilings and a large rear garden, then this may be the property for you!

Not only that, but this property has also been extended, to provide unexpectedly spacious accommodation, including 4 upstairs bedrooms, the fourth bedroom having originally been used as a bathroom and could easily be re-instated as such, if required. However, you may not bother as there is a large downstairs bathroom/wet room.

There are 2 separate reception rooms plus a kitchen/breakfast room, whilst outside, in addition to the large garden there is also parking in the driveway for several cars.

It is likely to appeal to all age groups from first time buyers to young families and retired couples alike. As such, an early inspection is strongly recommended.

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 cottage 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.

### **Services**

Mains water, gas, electricity and drainage.

### **Heating**

Slim line electric night storage heaters as listed on Economy 7 tariff.

### **Council Tax**

Shropshire Council - Tax Band C.

### **Tenure**

Freehold.

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

### Enclosed Entrance Porch

Exposed brick walls and quarry tiled floor.

### Dining Hall 11' 0" x 11' 0" (3.35m x 3.35m)

Exposed brick fireplace with open grate on quarry tiled hearth, beamed ceiling, meter cupboard, 2 wall light points and slim line electric storage heater.

### Sitting Room 15' 1" max x 11' 11" (4.59m max x 3.63m)

Front facing bay window, beamed ceiling and exposed brick fireplace with open grate on quarry tiled hearth.

### Kitchen/Breakfast Room 14' 2" x 9' 3" (4.31m x 2.82m) and 9' 2" x 7' 10" (2.79m x 2.39m)

An L-shaped room. One and a half bowl stainless steel sink inset in base unit with drawers and cupboards below, further base units, 4 ring electric ceramic hob and split level cooker comprising electric double oven and grill, wall cupboards, quarry tiled floor, slim line electric storage heater, staircase to first floor and beamed ceiling to the seating area.

### Inner Lobby

Storage recess under stairs and leading to: -

### Laundry Room 12' 0" x 5' 2" (3.65m x 1.57m)

Belfast sink with ceramic drainer, plumbing for washing machine, close coupled WC, quarry tiled floor and slim line electric night storage heater.

### Bathroom/Wet Room 9' 1" x 7' 9" (2.77m x 2.36m)

Panelled bath, pedestal wash hand basin, close coupled WC and shower area with electric shower unit, waterproof flooring and floor drain, part tiled walls, extractor fan and wall mounted electric fan heater.

## FIRST FLOOR

### Landing 6' 8" x 2' 8" min (2.03m x 0.81m min)

Loft access hatch.

### Bedroom 1 11' 11" x 10' 10" (3.63m x 3.30m)

Slim line electric night storage heater.

### Bedroom 2 11' 11" x 10' 11" max (3.63m x 3.32m max)

Exposed timber floorboards and slim line electric night Storage heater.

### Bedroom 3 11' 8" x 6' 9" (3.55m x 2.06m)

Exposed timber floorboards and slim line electric night storage heater.

### Bedroom 4/Formal Bathroom 9' 2" x 7' 0" (2.79m x 2.13m)

Slim line electric night storage heater. Airing cupboard with lagged hot water cylinder.

## OUTSIDE

Concrete driveway to the side of the house providing parking space for 3 cars.

Easily managed front garden, screened from the road by a mature holly hedge.

Side shrubbery, cold water tap and useful brick tool store.

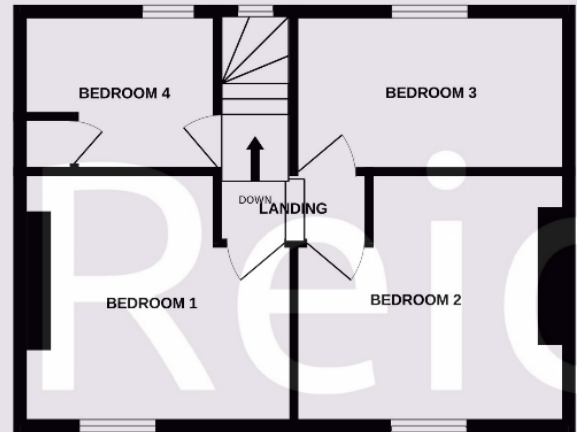
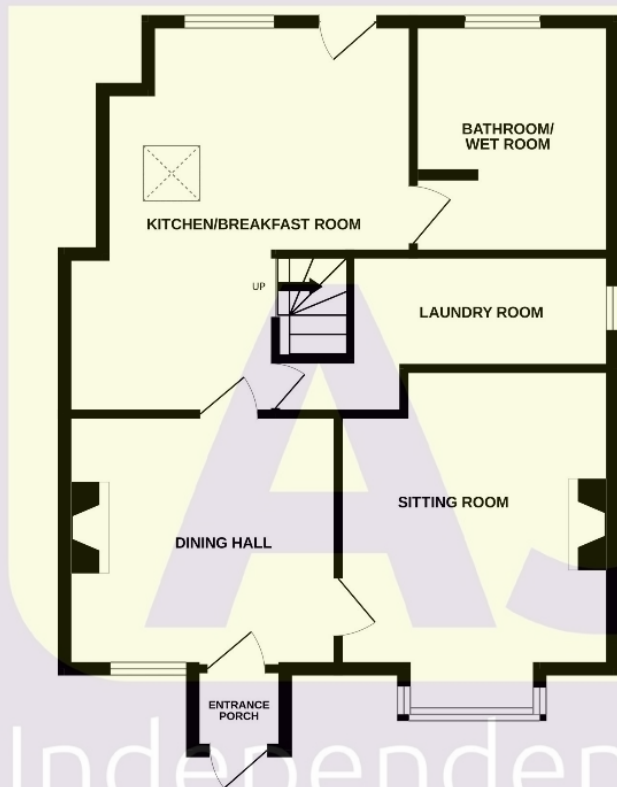
Large lawned rear garden with mature bushes and shrubs. Aluminium greenhouse and ornamental garden pond, screened by mature trees and shrubs.

### Agents Note 1

The next door neighbour has a pedestrian right of way to the rear of the cottage for dustbins etc.

### Agents Note 2

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

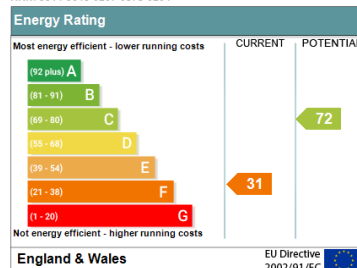


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: 11 Moreton Street, Prees, WHITCHURCH, SY13 2EG  
RRN: 9314-3048-0207-0575-0204



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