



Superb Two Double Bedroom Terraced Cottage

Large Well Stocked & Private Rear Garden

Desirable Village With Excellent Commuter Links

Spacious Living Room & Refitted Breakfast Kitchen

Modern Garden Room & Refitted Bathroom

Stunning Home With No Upward Chain

12 Moreton Street
Prees, Whitchurch SY13 2EG

Offers In The Region Of £235,000



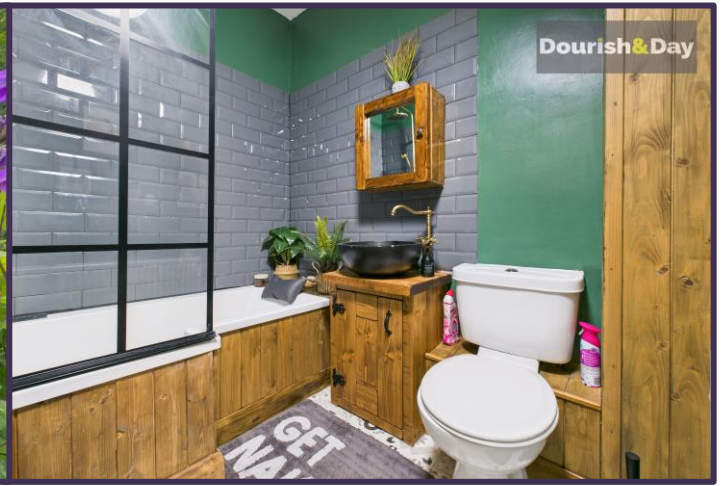
Nestled in the peaceful and well-regarded village of Prees—just a countryside skip from Whitchurch and boasting excellent commuter links—this much-improved and utterly delightful two double bedroom terraced cottage is ready to sweep you off your feet!

From the outside, you're greeted by a classic cottage-style forecourt garden, perfect for a pot or two of lavender. Round the back? It's a horticulturist's haven! A large, well-stocked and wonderfully private rear garden awaits, bursting with mature trees, shrubs, and colour, not to mention raised vegetable beds for your homegrown efforts, two large sheds, and a covered potting shed/store for all your green-fingered pursuits.

Step inside through the entrance porch and you'll find a beautifully presented interior packed with charm and modern flair. The spacious living room oozes cosiness with exposed beams and a hearty multi-fuel log burner—ideal for snuggling up with a cuppa or a cheeky glass of red. The refitted shaker-style breakfast kitchen is both stylish and practical, and the bright and airy garden room offers a tranquil spot to enjoy views of your not-so-secret garden, come rain or shine. Upstairs, there are two double bedrooms and a refitted industrial-style bathroom that's cooler than your average cottage washroom—think sleek lines and clever design with a touch of urban edge.

Characterful, charming, and offered with No Upward Chain, this little gem is just waiting to be snapped up. But be quick—homes like this tend to cause a bit of a stir!

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.



Entrance Porch

Accessed via a wood panelled double glazed door having exposed brick walls, wood effect ceramic tiled flooring and wood panelled door to the living room.

Living Room 18' 6" x 11' 11" (5.63m x 3.64m)

Beautifully presented and full of character the spacious lounge has exposed beams, feature open plan archway with built-in shelving leading into the dining kitchen, chimney breast housing a large cast iron two fuel wood burner on a slate tiled hearth with bevelled edge ceramic inset tiling. Wood effect ceramic tiled flooring, two radiators, double glazed window to the front elevation, understairs storage cupboard and wood panelled door to the breakfast kitchen.

Breakfast Kitchen 11' 10" x 10' 11" (3.61m x 3.34m)

A refitted shaker style kitchen comprising wall mounted units, oak worktops with black ceramic inset sink and brushed gold mixer tap, matching base units, space and plumbing for appliances, space for range cooker with splashback and double extractor range master canopy over, space for fridge freezer, slate tiled flooring, radiator, double glazed window to the side elevation, wall mounted gas central heating boiler, double glazed window and double glazed door to the conservatory/garden room.

Conservatory/Garden Room 8' 8" x 6' 3" (2.63m x 1.91m)

A modern conservatory/garden room beautifully presented having slate tiled flooring, wall mounted electric heater and double glazed French doors leading out to the well stocked, private cottage garden and slate tiled seating area.

First Floor Landing

Having a latch door to a large built-in storage cupboard with shelving and wood panelled doors off to bedrooms and bathroom.

Bedroom One 11' 9" x 11' 1" (3.57m x 3.37m)

A good sized, beautifully presented double bedroom having access to the loft space, radiator and double glazed window overlooking the private cottage garden.

Bedroom Two 11' 0" x 8' 6" (3.36m x 2.59m)

A second good sized double bedroom having storage recess, radiator, access to the loft space and double glazed window to the front elevation.

Family Bathroom

A refitted, industrial style suite comprising of a low level WC, P-shaped panelled bath with glass shower screen and traditional style shower over and circular stone wash hand basin with traditional style taps and vanity unit below. Bevelled edge ceramic splashback tiling, radiator and ceiling mounted light tubes.

Outside

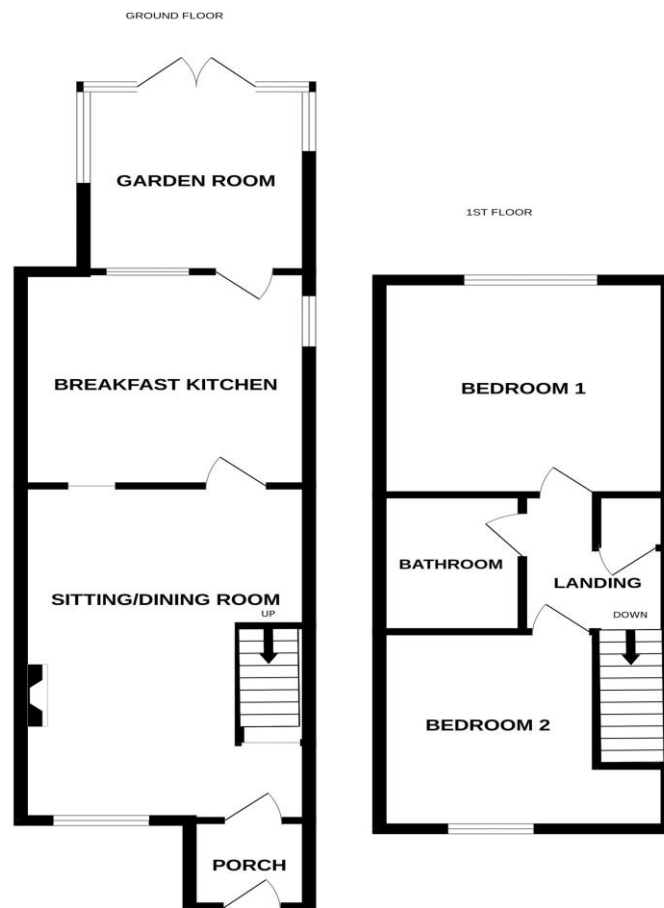
The property has a stocked forecourt laid mainly to shale with a double hedge. There is a stunning and substantial private cottage garden with large, slated patio area, winding gravel pathway, deep well stocked flower beds and borders housing a comprehensive range of plants, shrubs and trees. The garden continues into a dog leg which has a vegetable area with raised beds, a substantial garden shed, which has power, lighting, covered potting shed area, built-in shelving and a work bench.

Council Tax

Shropshire Council – Tax Band B

Tenure

Freehold.



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 and bear left into Moreton Street.

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 | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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