



Helping *you* move



## Ivy House, Shrewsbury Street, Prees, SY13 1QU

Offers in the Region of

**£250,000**

A mature end terrace property split into four self contained one bedroom flats all currently occupied by tenants, providing an immediate rental income for a new owner. With the added benefit of off road parking and communal courtyard.  
**NO UPWARD CHAIN.**

# Ivy House, Shrewsbury Street, Prees, SY13 1QU

## Overview

- Mature End Terrace Property
- Currently Split into 4 One Bedroom Self-Contained Flats
- Popular Village Location
- Some Upgrading Needed
- Car Parking Area
- Communal Courtyard
- No Upward Chain
- All Flats are Council Tax Band A
- All Flats are EPC Rating E



## Location

The property is situated in the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. It sits between the market towns of Wem and Whitchurch which both offer a variety of local independent shops, schools, supermarkets and other major retailers. Prees and Whitchurch train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within easy commuting distance.

## Brief Description

Situated in the popular village of Prees, this mature end terrace property is currently split into four self contained one bedroom flats all currently occupied by tenants, providing an immediate rental income for a new owner. Although requiring some updating, the property benefits from a separate car parking area located a short distance away and there is also a communal courtyard.

Flat 1 located on the ground floor has its own front entrance and comprises Hallway, Living Room, Kitchen, and Shower Room.  
Flat 2 ground floor includes Hallway, Living Room, Kitchen, Bedroom and Shower Room.  
Flat 3 on the first floor has a Living Room/Kitchen, Bedroom and Shower Room.  
Flat 4 also on the first floor comprises Living Room, Kitchen, Bedroom and Bathroom.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

All flats are council tax band A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, continue on past the crossroads and the property can be found after a short distance on the right hand side.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

Each flat is EPC Rating E. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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**Flat 1 Ground Floor**

LIVING ROOM 15' 5" x 14' 8" (4.7m x 4.47m) max  
KITCHEN 9' 6" x 7' 8" (2.9m x 2.34m)  
BEDROOM 15' 7" x 9' 3" (4.75m x 2.82m)

**Flat 2 Ground Floor**

LIVING ROOM 11' 9" x 10' 8" (3.58m x 3.25m)  
KITCHEN 7' 5" x 5' 5" (2.26m x 1.65m)  
BEDROOM 13' 7" x 13' 0" (4.14m x 3.96m)

**Flat 3 First Floor**

LIVING ROOM/KITCHEN 12' 8" x 12' 5" (3.86m x 3.78m) max  
BEDROOM 11' 0" x 10' 3" (3.35m x 3.12m)

**Flat 4 First Floor**

LIVING ROOM 14' 0" x 12' 4" (4.27m x 3.76m)  
KITCHEN 9' 7" x 7' 3" (2.92m x 2.21m)  
BEDROOM 15' 0" x 9' 4" (4.57m x 2.84m) max

**ENERGY PERFORMANCE**

Flat 1 Ground Floor- EPC Rating E

Flat 2 Ground Floor- EPC Rating E

Flat 3 First Floor- EPC Rating E

Flat 4 First Floor- EPC Rating E

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.