



20 Turnpike Rise, Prees, SY13 2FD

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Offers In Region Of £425,000



Offered for sale with **NO UPWARD CHAIN**. A spacious three bedroom detached bungalow in the popular village of Prees. Set towards the end of a quiet cul-de-sac, it offers versatile accommodation, beautiful gardens, generous driveway and single garage.

- Spacious Three Bedroom Detached Bungalow
- Peaceful cul-de-sac location
- Beautiful front and rear gardens
- No Upward Chain
- Brick-paved driveway with single garage
- Village Location with excellent amenities
- Master Bedroom with En-Suite Shower Room
- EPC D, Council Tax Band D, Freehold



Nestled at the end of a quiet cul-de-sac in the village of Prees, this charming three bedroom detached bungalow offers an ideal blend of peaceful living and modern convenience. Prees is a popular village known for its excellent range of local amenities, including a village store/post office, doctors' surgery, and a well-regarded primary school, making it perfect for families and those seeking a relaxed lifestyle. Set on a generous plot with beautifully maintained gardens to both the front and rear, this property offers versatile accommodation that suits a range of needs. Upon entering, you are welcomed into a spacious entrance hall leading into a comfortable lounge/dining area, which flows seamlessly into a lovely garden room with French doors opening out to the rear garden, perfect for enjoying the surroundings. The well-equipped kitchen provides ample space and is complemented by a separate utility room for added convenience. The property boasts three bedrooms, including a master bedroom with an en-suite shower room, ensuring privacy and comfort and the family bathroom serves the rest of the household. Externally, the property is approached via a generous brick-paved driveway leading to a single garage. The front garden features neat lawned areas surrounded by a variety of mature shrubs, creating a welcoming atmosphere. At the rear, the tiered garden is a true highlight, offering a paved patio area, flower beds, and steps leading up to a well-maintained lawn with gravel pathways and beautifully stocked borders, perfect for outdoor relaxation and entertaining.



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.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn into the village and continue past the cross roads thereafter the turning into Turnpike Rise will be found on the left hand side.

LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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LOUNGE/DINING ROOM
23' 3" x 17' 5" (7.09m x 5.31m)

GARDEN ROOM
15' 5" x 10' 2" (4.7m x 3.1m)

KITCHEN
12' 5" x 11' 1" (3.78m x 3.38m)

UTILITY ROOM
7' 4" x 4' 0" (2.24m x 1.22m)

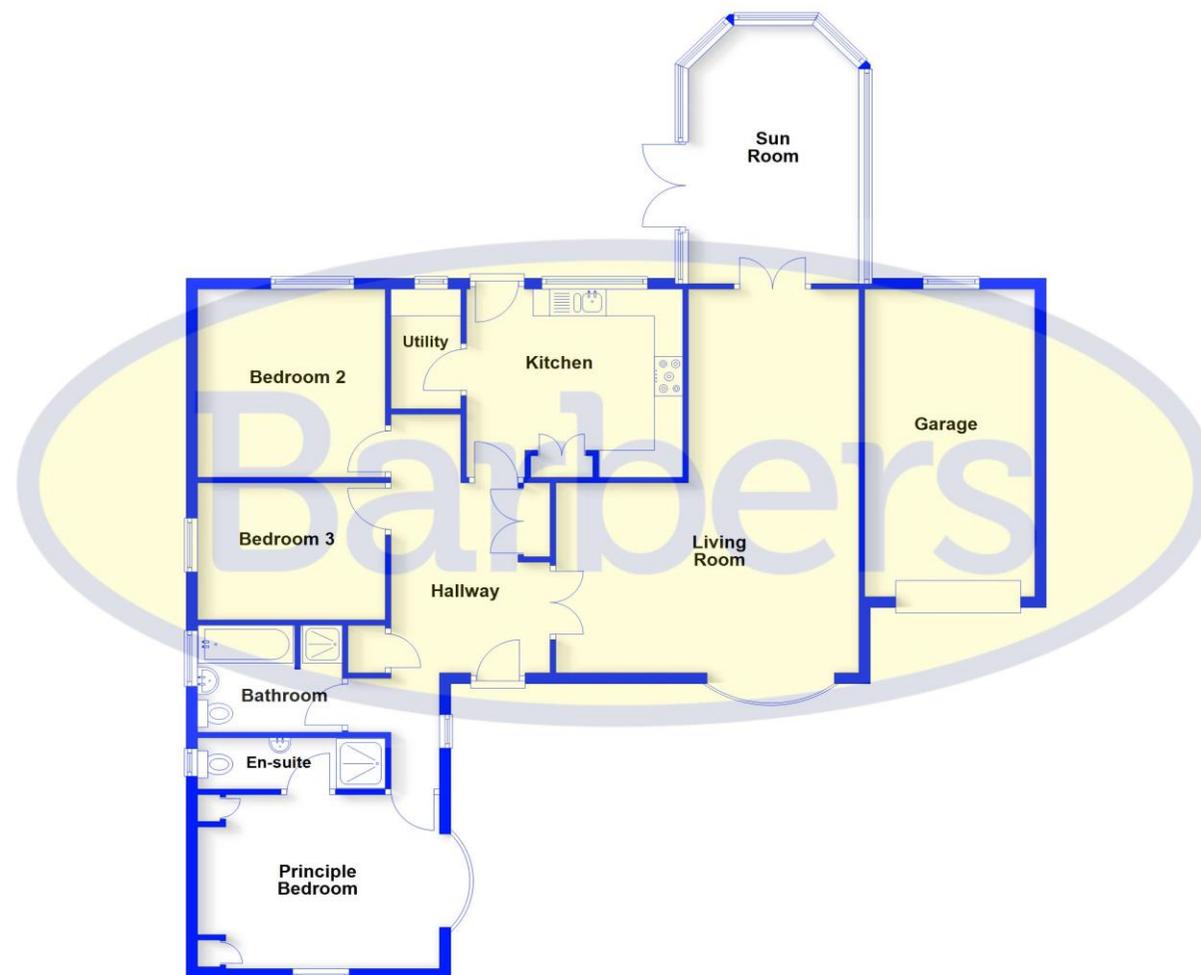
BEDROOM ONE
14' 2" x 10' 5" (4.32m x 3.18m)

BEDROOM TWO
11' 2" x 11' 0" (3.4m x 3.35m)

BEDROOM THREE
10' 8" x 6' 8" excl wardrobes (3.25m x 2.03m)

BATHROOM
8' 3" x 6' 2" (2.51m x 1.88m)

Ground Floor
Approx. 137.6 sq. metres (1481.4 sq. feet)



Total area: approx. 137.6 sq. metres (1481.4 sq. feet)



WHITCHURCH
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