



Helping *you* move



## 23 Mill Street, Prees

An excellent opportunity to own a welcoming home in a popular village close to amenities.

Asking Price

**£190,000**



# 23 Mill Street, Prees, Whitchurch, SY13 2DL

## Overview

- Three Bed End Terraced House
- Village Location
- Living Room
- Kitchen, Useful Storeroom
- Conservatory
- Small Private Garden
- Close to Village Amenities
- EPC Rating
- Council Tax Band B
- Freehold



## 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 a convenient village location, this Three Bedroom end terraced house offers comfortable living with a practical layout and easy access to local amenities. The ground floor features a Living Room with cosy wood burning stove, fitted Kitchen, a bright Conservatory suitable for a variety of uses, which could be perfect for relaxing or entertaining, and finally a useful Storeroom. Upstairs you will find three Bedrooms, two doubles and one single, and the Family Bathroom, making this an ideal home for couples, small families or downsizers alike. To the rear the property has a small, enclosed garden designed for low maintenance - perfect for enjoying outside space without the upkeep.

Located just a short walk from the heart of the village, this home offers the perfect blend of quiet residential living and convenient access to shops, school and transport links.



#### 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

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

#### SERVICES

We are advised that mains water, drainage, and electricity 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.



#### 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, proceed then turn right at the crossroads into Mill Street where the property can be found after a short distance on the left-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.

#### METHOD OF SALE

For Sale by Private Treaty.  
WH3785229056625060625

#### 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.

FLOOR PLAN TO BE INSERTED HERE

**All measurements quoted are approximate:**

**Living Room** 11'8" x 17'8" (3.56m x 5.38m)

**Conservatory** 9'3" x 8'10" (2.82m x 2.69m)

**Kitchen** 10'7" x 8'3" (3.23m x 2.51m)

**Storeroom** 10'7" x 10'3" (3.23m x 3.12m)

**Bedroom One** 11'7" x 10'6" (3.53m x 3.2m)

**Bedroom Two** 10'7" x 7'10" (3.23m x 2.39m)

**Bedroom Three** 8'8" x 6'9" (2.64m x 2.06m)

**Bathroom** 7'7" x 6'1" (2.31m x 1.85m)

## 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 667 272

34 High Street, Whitchurch, SY13 1BB

**Tel:** 01948 667 272

**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.