



Helping *you* move



4 Brades Road, Prees, SY13 2DU

Offers in the Region of

£199,950

A spacious three-bedroom semi-detached home in the desirable village of Prees, Shropshire, offering a large rear garden, off-road parking, and excellent potential for modernisation with a generous layout including two reception rooms, a kitchen with garden access, and a family bathroom.

4 Brades Road, Prees, SY13 2DU

Overview

- Semi Detached Three Bedroom House
- Spacious Lounge
- Separate Dining Room
- Kitchen With Garden Access
- Family Bathroom
- NO UPWARD CHAIN
- Large Rear Garden
- Off Road Parking
- EPC tbc
- Council Tax Band C



Nestled in the charming village of Prees, this three-bedroom semi-detached property offers a fantastic opportunity for those looking to put their own stamp on a home. With a generous layout and a large rear garden, this property is perfect for families, first-time buyers, or investors seeking a project with great potential. Upon entering the property, you are welcomed by a dining room to the left, ideal for family meals or entertaining guests. To the right, a spacious lounge offers a bright and airy atmosphere, featuring sliding doors that open directly onto the rear garden and an electric fireplace that adds a cosy touch. To the rear of the home, the kitchen provides access to the garden and offers a practical space with plenty of scope for modernisation. Upstairs, you'll find three well-proportioned bedrooms, one of which benefits from fitted wardrobes. A family bathroom completes the first floor, featuring a bath with a shower over. Externally, the property boasts a generous rear garden, perfect for outdoor living or entertaining and off-road parking to the front. While the home would benefit from some updating, it presents an excellent opportunity to create a comfortable and stylish living space in a peaceful, well-connected location.

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.



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 C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch travel on the A49 towards Shrewsbury, after approximately 5 miles upon reaching Prees turn into the village and head straight into Prees and turn left into Brades Road. The property can be found shortly after 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.

ENERGY PERFORMANCE

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

METHOD OF SALE

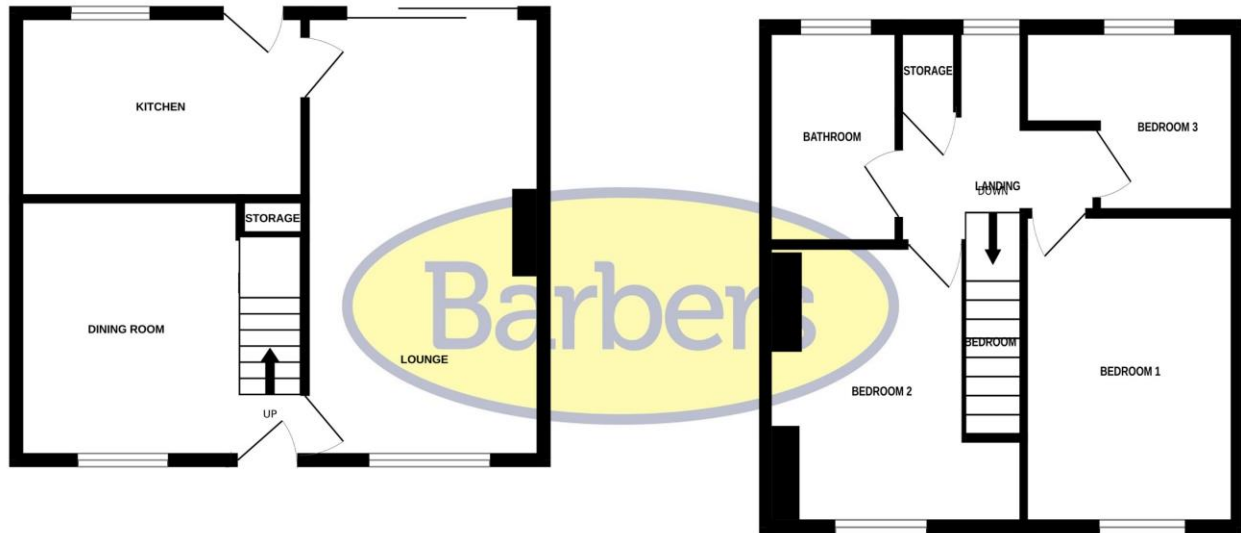
For Sale by Private Treaty.

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.

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2025

KITCHEN

12' x 7' 9" (3.66m x 2.36m)

LOUNGE

18' 8" x 10' (5.69m x 3.05m)

DINING ROOM

11' x 9' 2" (3.35m x 2.79m)

BEDROOM ONE

11' 9" x 10' 1" (3.58m x 3.07m)

BEDROOM TWO

10' 9"(including wardrobes) x 8' 7" (max)(3.28m x 2.62m)

BEDROOM THREE

10' 1" x 6' 6" (3.07m x 1.98m)(max)

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



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.