



Helping *you* move



4 Millbrook, Lighteach Road, Prees, SY13 2ET Offers in the Region of
£265,000

A spacious three-bedroom detached bungalow in the village of Prees, offered with no upward chain, featuring open-plan living, a generous garden, garage, and excellent potential for modernisation.

4 Millbrook, Lighteach Road, Prees, SY13 2ET

Overview

- Detached Bungalow
- Three Generously Sized Bedrooms
- Open Plan Lounge/Dining Room
- Functional Kitchen
- Family Bathroom
- Well Maintained Front and Rear Garden
- Off Road Parking, Single Garage
- NO UPWARD CHAIN
- EPC tbc
- Council Tax Band C



Nestled in the charming village of Prees, this detached three-bedroom bungalow offers a fantastic opportunity for those looking to put their own stamp on a home, offered with no upward chain. In need of some updating, the property boasts a spacious layout and excellent potential. Upon entering, you're welcomed by a bright and airy open-plan lounge and dining area to the right, perfect for relaxing or entertaining. Just off the dining space is a functional kitchen with direct access to the side of the property, offering scope for modernization. The bungalow features three well-proportioned bedrooms, two of which benefit from built-in storage. A family bathroom serves the home, complete with both a bathtub and separate shower for added convenience. Outside, the rear garden is a generous size, with a patio area ideal for outdoor seating and summer gatherings. To the front, there's a neat garden, off-road parking, and a single garage providing additional storage or workspace.

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

Take the A49 towards Shrewsbury, after approximately 5 miles turn right into Prees, turn right at the crossroads into Station Road, then turn right into Lighteach Road where the property can be found after a short distance on your 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

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

METHOD OF SALE

For Sale by Private Treaty.

AGENTS NOTE

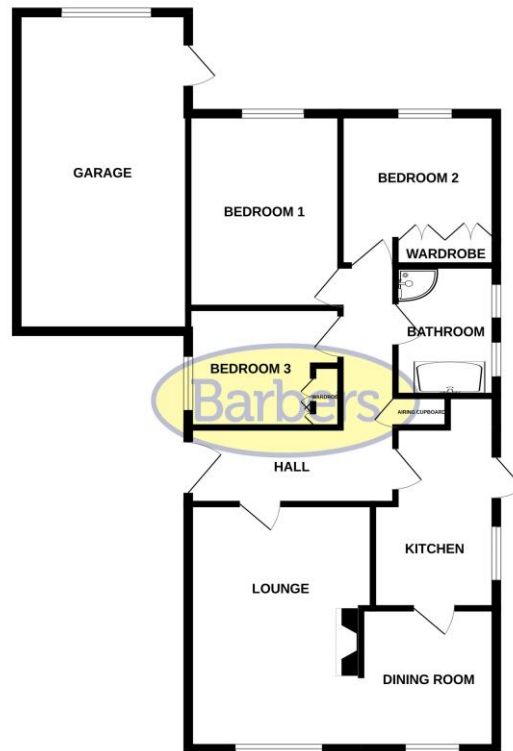
Please be advised there is a planning application, for an adjacent field to this property. The planning application reference is 25/03435/OUT.

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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GROUND 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 for 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 12/2/25

KITCHEN

11' 2" x 9' (3.4m x 2.74m)

BEDROOM THREE

9' 6" x 8' 9" (2.9m x 2.67m)

LOUNGE

15' 2" x 10' 8" (4.62m x 3.25m)

GARAGE

19' 8" x 10' 7" (5.99m x 3.23m)

DINING ROOM

8' 8" x 8' 4" (2.64m x 2.54m)

BEDROOM ONE

9' 9" x 9' 9" (2.97m x 2.97m)

BEDROOM TWO

9' 7" x 9' 4" (2.92m x 2.84m)

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

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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.