

Barbers

Helping *you* move



4 Shrewsbury Street, Prees, SY13 2DH

Beautifully positioned within the popular village of Prees, this character-rich mid-terrace home presents a welcoming entrance hall, an open-plan kitchen/breakfast room with log burner, a cosy lounge with a brick inglenook fireplace, a versatile inner hall with downstairs WC, three bedrooms including two doubles, a well-appointed family bathroom, a low-maintenance gravelled and paved garden, and allocated rear parking

Offers in the Region of

£210,000

4 Shrewsbury Street, Prees, SY13 2DH

Overview

- Characterful Mid Terrace House
- Beautifully Presented Throughout
- Lovely Village Location, Near To Local Amenities
- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Cosy Lounge With A Log Burner
- Pretty Courtyard Garden
- Allocated Parking
- EPC E
- Council Tax Band A



This characterful mid-terrace home offers plenty of charm and a fantastic location right in the centre of Prees, close to all local amenities. A welcoming entrance hall sets the tone as you step inside, leading through to a spacious open-plan kitchen/breakfast room - a warm, inviting room featuring a log burner and ample space for a dining table and chairs. Just off the kitchen is a cosy lounge, beautifully enhanced by a second log burner set within a brick inglenook fireplace. The generous inner hall offers excellent versatility, ideal for storage or a small office area, and there is also a convenient downstairs WC. Upstairs, the property provides three bedrooms, two of which are comfortable doubles, along with a well-appointed family bathroom. Outside, the low-maintenance garden is gravelled and paved, creating a perfect seating area for relaxing or entertaining. To the rear, the property benefits from an allocated parking space.

Location:

The property is situated in the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities and a highly regarded primary school, and there are bus connections to the local towns. The busy market town of Whitchurch is only six miles away and offers a variety of local independent shops, schools, three large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.



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

SERVICES

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

Proceed out of Whitchurch and take the A49 towards Shrewsbury, on approaching Prees turn right onto Whitchurch Road, just after the crossroads continue straight on and shortly after the property will be found on the right 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 E. The full energy performance certificate (EPC) is available for this property upon request.

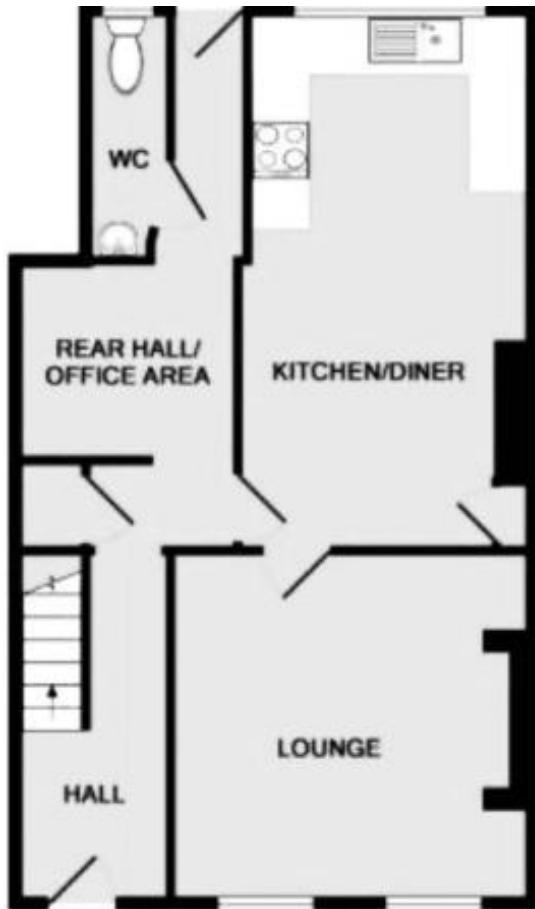
METHOD OF SALE

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.

WH25500 030226



GROUND FLOOR

LOUNGE

12' 3" x 12' 0" (3.73m x 3.66m)

KITCHEN/BREAKFAST ROOM

18' 9" x 9' 5" (5.72m x 2.87m)

INNER HALL/OFFICE

7' 6" x 7' 0" (2.29m x 2.13m)

BEDROOM ONE

18' 9" x 9' 5" (5.72m x 2.87m)

BEDROOM TWO

12' 4" x 9' 4" (3.76m x 2.84m)



1ST FLOOR

BEDROOM THREE

8' 8" x 8' 0" (2.64m x 2.44m)

SHOWER ROOM

7' 5" x 6' 9" (2.26m x 2.06m)

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

Barbers

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.