



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



The Old Coal Yard, Station Road, Prees, Whitchurch, Shropshire, SY13 2DW

Offers in Excess of £280,000

Zaza Johnson & Bath are delighted to offer to market this beautiful, unique 2 bedroom detached barn conversion which is positioned with lovely countryside views. The Old Coal Yard was originally built in the late 1800's and converted in 2020 by the current owners, The accommodation for this excellent property comprises: Beautiful Contemporary Kitchen, Living Room, Large Master Bedroom, Bedroom 2, 3 piece Bathroom, New Carpets, LPG Heating, Large Driveway And Shed With Electrical Supply. Viewing Is Highly Recommended.



The Old Coal Yard, Station Road, Prees, Whitchurch, Shropshire, SY13 2DW

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Kitchen 20' 2" x 10' 9" (6.14m x 3.27m)

Beautifully fitted with cream shaker style units, 1 1/2 bowl sink unit set to work surface, Smeg range cooker, integrated dishwasher and washing machine, dual aspect windows, tiled flooring.

Living Room 18' 9" x 10' 9" (5.71m x 3.27m)

2 windows, radiator.

Hallway 16' 11" x 2' 11" (5.15m x 0.89m)

Doors leading to Bedroom 1, Bedroom 2 and Bathroom

Bedroom 1 11' 8" x 10' 9" (3.55m x 3.27m)

Radiator, Velux roof light, door to outside.

Bedroom 2 8' 6" x 7' 2" (2.59m x 2.18m)

Window, radiator.

Bathroom 8' 0" x 7' 1" (2.44m x 2.16m)

Attractively fitted with contemporary 3 piece suite including, 'P' shaped bath with shower over and glass screen, wash basin, WC, towel radiator, window.

Outside

Low maintenance garden providing large gravelled area with ample space for parking and standing for a caravan/motor home, useful shed with electric supplied, enclosed by fencing with concrete posts with lovely views over adjoining countryside. New LPG tank located on the drive.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

The Old Coal Yard Station Road Colton Preston PR13 2DW	Energy rating D	Valid until: 18 May 2032 Certificate number: 6890-9488-0622-4594-5523
---	---------------------------	--

Property type

Detached bungalow

Total floor area

74 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage