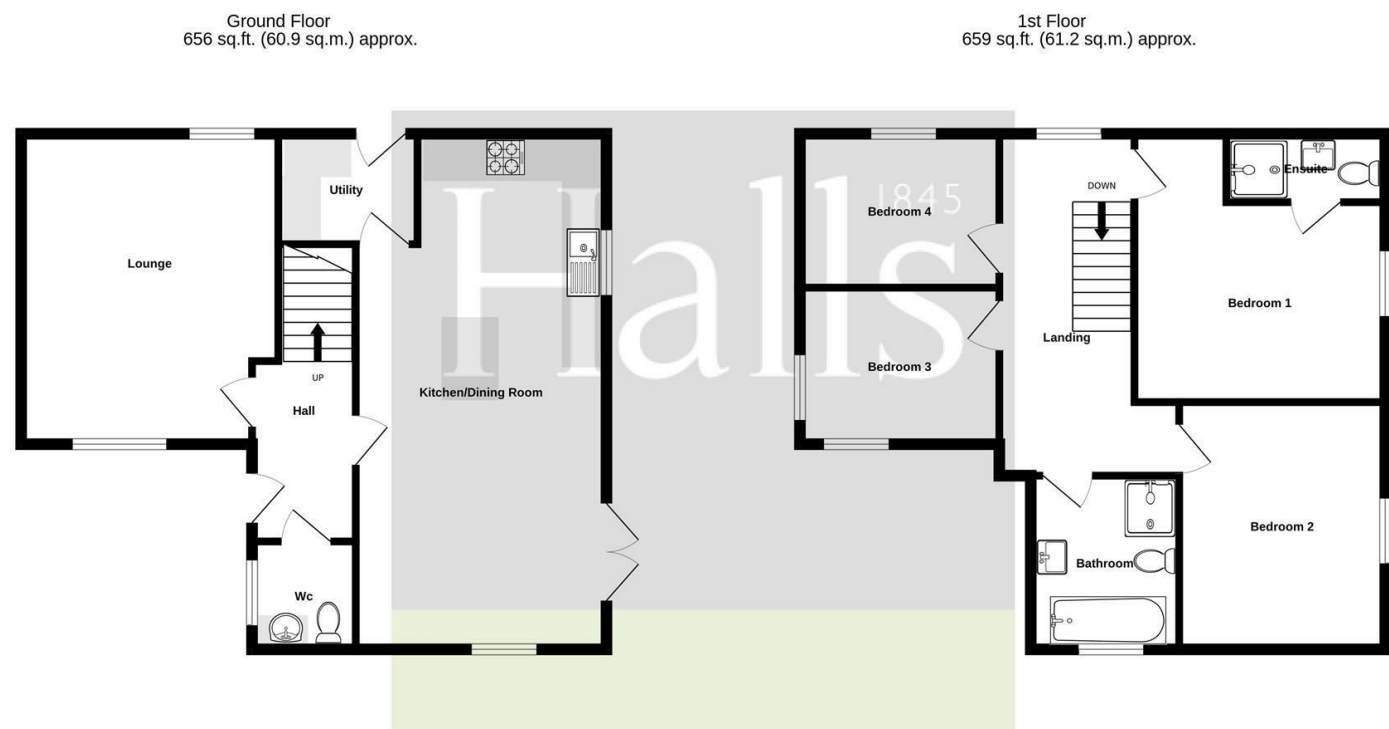


FOR SALE

2 Fairhaven Close, Prees, Whitchurch, Shropshire, SY13 2FG



TOTAL FLOOR AREA: 1315 sq.ft. (122.1 sq.m.) approx.
 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.
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FOR SALE

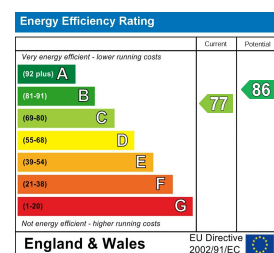
Offers in the region of £359,995

2 Fairhaven Close, Prees, Whitchurch, Shropshire, SY13 2FG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculate detached family home located on a corner plot in the village of Prees. The property comprises hall, cloakroom with W.C, lounge, large open plan kitchen / diner / family room and there is also a utility room. To the 1st floor is a master bedroom with en suite, 3 further bedrooms and a family bathroom. There is a drive for 2 or 3 cars and a single garage. There are landscaped gardens to the rear with an open sided summer house.



01948 663 230

Whitchurch Sales
 8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
 E: whitchurch@hallsgb.com



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Prees Centre 1/2 mile, Whitchurch 6 miles, Wem 6 miles, Shrewsbury 15 miles. All Distances are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Immaculate Detached Family Home
- Hall, Lounge, Cloaks, Utility
- Large Open Kitchen/Diner/Family Room
- 4 Bedrooms, 2 Bathrooms
- Landscaped Gardens
- Drive & Garage, Central Heating
- Village Location with Railway Station
- Double Glazed Windows

Location - Prees

The property is located in the popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well respected primary school.

The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately half a mile away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the south.

Brief Description

This immaculate detached family home is located in a popular residential area of Prees and briefly comprises entrance hall, cloakroom with W.C, living room, large open plan kitchen, dining & family room. There is also a utility and the property benefits an EPC rating of C, LPG heating, double glazed windows and balance of builders warranty. To the 1st floor are 4 bedrooms and 2 bathrooms. Outside is a drive for 2 or 3 cars, single garage and front garden. There is an attractive landscaped garden with low maintenance in mind. The garden also has the benefit of a covered seating area.

Accommodation Comprises

Front entrance door opens into the entrance porch with radiator, wood effect flooring and door to the

Cloakroom & W.C

White suite comprising low flush W.C, vanity unit with wash hand basin, heated towel radiator and double glazed window.

Lounge

15'9 x 13'1 (4.80m x 3.99m)
Windows to the front & side, radiators and inset spotlights to the ceiling.

Open Plan Kitchen / Diner / Family Room

27'3 x 12'9 (8.31m x 3.89m)
Kitchen Area: Feature central Island, range of base and wall mounted units, extensive worktop surfaces, drainer sink unit, integrated dish washer, Bosch induction hob, Bosch double oven and space for an American style fridge freezer. There is a window to the garden and inset spot lights to the ceiling.

Dining / Family Area: Windows to the side and French doors to the gardens, tiled floor and radiator.

Utility

7'1 x 5'8 (2.16m x 1.73m)
Space and plumbing for the washing machine and tumble dryer, cupboard housing lpg boiler and storage space. There is a tiled floor and side entrance door.

1st Floor Landing

Stairs ascend from the hall to the 1st floor landing where there is a window to the side and loft hatch and ladder to a boarded loft with light.

Bedroom One (rear)

13'8 max x 13' (4.17m max x 3.96m)
Window to the rear, light point, radiator and space for wardrobes. Door to the

En Suite

White suite comprising shower enclosure, low flush W.C and wash hand basin. There is a radiator and light point to the ceiling.

Bedroom Two (rear)

13'1 x 10'5 (3.99m x 3.18m)
Windows overlooking the rear gardens, light point, radiator and space for a wardrobe.

Bedroom Three (front)

10' x 7'7" (3.05m x 2.31m)
Windows to the front, radiator and light point.

Bedroom Four (side)

10' x 7'7" (3.05m x 2.31m)
Window to the side with view towards fields and the countryside. There is a radiator and light point.

Family Bathroom

9' x 6'7" (2.74m x 2.01m)
White suite comprising panelled bath, separate shower, vanity unit with wash hand basin and low flush W.C. There is a heated towel radiator, floor and wall tiling, double glazed window and inset spotlights.

Outside

The property is accessed from the cul de sac to a drive for 2 or 3 cars. The drive leads to the single garage. There are gardens to the front with lawn and flower borders.

The landscaped rear garden can be accessed from the house or the drive and comprises gravelled seating area, there is a wonderful covered open sided summer house, wide range of plants trees and shrubs. The rear garden has been designed with low maintenance in mind.

Garage

Up and over door, power and lighting and side door to the garden.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1532 200824

Council Tax - Shropshire

The current Council Tax Band is 'E'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Directions

From the centre of Prees drive down Mill Street heading towards the railway station. Mill Street then becomes Station Road and Fairhaven Close is located on the right hand side.

What 3 Words: rush.lively.stylists

Services

We believe that mains water, electricity and drainage are available to the property. The heating is via an LPG fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.